

MORTGAGE

THIS MORTGAGE is made this 8th day of January 1979, between the Mortgagor, M. Lloyd Hall and Elizabeth P. Hall, (therein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (therein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (therein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land lying and being on the easterly side of Woodberry Way in Greenville County, S.C., near the City of Greenville, being shown as Lot 26 on plat of HOLLYVALE recorded in the EMC Office for Greenville County in Plat Book Y, Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Woodberry Way, said pin being located 440 feet northwest of the northerly corner of the intersection of Woodberry Way and State Park Road, said pin being the joint front corner of Lots 26 and 27, and running thence along the joint line of said lots N 63-44 E 316.1 feet to an iron pin in the rear line of Lot 29; thence turning and running with the rear line of Lot 29, N 47-04 W 72 feet to an iron pin, common rear corner of Lots 25, 26, 29 and 30; thence turning and running with the line of Lot 25, S 75-37 W 277.5 feet to an iron pin on the easterly side of Woodberry Way; thence turning and running with the easterly side of Woodberry Way S 17-52 E 125 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Park Place Baptist Church recorded in the EMC Office for Greenville County in Deeds Book 1067, Page 416, on October 28, 1977.

which has the address of Route 12, Woodberry Way, Greenville, S. C. 29609 therein "Property Address".

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property or the leasehold estate if this Mortgage is on a leasehold are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA --

FBI

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