



MORTGAGE

THIS MORTGAGE is made this 29 day of June 19... between the Mortgagor, George L. Hills and Patricia C. Hills (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty six thousand, four hundred twenty nine dollars, and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1988

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 (herein "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 situate, lying and being on the western side of a cul-de-sac of Long Point Way in Greenville County, South Carolina, being shown and designated as Lot No. 54 on a plat of Holly Tree Plantation made by Enwright Associates, Engineers dated May 28, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, page 36, reference to which is hereby craved for the metes and bounds thereof.

The above described property is hereby conveyed subject to the building setback lines, and easements shown on the aforementioned recorded plat of Holly Tree Plantation and to the Declaration of Covenants and Restrictions recorded in the RMC Office for said County and State in Deed Book 977, page 583 and in particular to a twenty-five foot sewer line easement which runs through the rear portion of the above described property, and to any other easements, rightss of way and any other matters as may appear of record on the recorded plats, or on the premises.

This being the same property conveyed to the grantors by deed of Franklin Enterprises, Inc. as recorded in the RMC Office for Greenville County in deed book 1002 at page 409 on July 3, 1974.

This is the same property conveyed by deed of Harry C. Guinan and Margaret A. Guinan, dated 8/16/78, recorded 9/8/78 in volume 1087, page 11 of the RMC Office for Greenville County, SC.

which has the address of 313 Honey Horn Dr. Simpsonville SC 29681 (herein "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 seised 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.

507

JUL 13 1981
619

10,60

2080

4328 RV-2