

FILED  
JUL 22 1983  
S. Tankersley

**MORTGAGE**

BOOK 1617 PAGE 406

THIS MORTGAGE is made this 14th day of July, 1983, between the Mortgagor, James Arthur Hill, Jr. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender")

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 15,245.12 which indebtedness is evidenced by Borrower's note dated July 14, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1988

TO SECURE to Lender 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, 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 piece, parcel, or lot of land, situate, lying and being on the southeastern side of Honeybee Lane, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 17 of a subdivision known as Pebble Creek, Phase I, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5D, at page 5, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Honeybee Lane, at the joint front corner of Lots 17 and 18, and running thence with the joint line of said lots, S. 55-31 E., 175.18 feet to an iron pin in the rear line of Lot No. 6; running thence S. 39-16 W., 73 feet to an iron pin at the joint rear corner of Lots 16, 17, 6 and 7; running thence with the joint line of Lot 16, N. 82-20 W., 162.18 feet to an iron pin on Honeybee Lane; running thence with said Lane, the following courses and distances, to wit: N. 13-19 E., 50 feet; N. 26-03 E., 50 feet; N. 38-51 E., 50.6 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantor herein by deed of United Builders, Inc., dated October 20, 1978, recorded October 28, 1978 in the RMC Office for Greenville County in Deed Book 1090, at page 334.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
15,245.12

which has the address of Lot 17, Pebble Creek, 14 Honeybee Lane, Taylors, South Carolina 29687 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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