

FILED
SEP 29 1983
Gene S. Tankersley

MORTGAGE

2001 1628 PAGE 37
Documentary Stamps are figured on
the amount financed: \$7557.04.

THIS MORTGAGE is made this 18th day of August 1983 between the Mortgagor, George Ronald Hilliard (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$11,407.68. Eleven Thousand-Four Hundred Seven and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1983 (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 20, 1989.

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 of that lot of land in the County of Greenville, State of South Carolina, near the City of Greenville, being shown on plat of Wm. R. Timmons, jr. as Lot 15, which plat is recorded in Plat Book XX at page 9 and having the following metes and bounds-to-wit:

BEGINNING at a point on the northwestern side of Lilac Street, at the joint front corner of Lots 14 and 15 and running thence with the northwestern side of Lilac Street, S 31-49 W 100 feet to a point at the joint front corner of Lots 15 and 16; thence N 58-11 W 150 feet to a point at the joint rear corner of Lots 15 and 16; thence N 27-22 E 100.3 feet to a point at the joint rear corner of Lots 14 and 15; thence S 58-11 E 157.8 feet to the point of beginning and being the same conveyed to me in Deed Book 709, page 1.

THIS conveyance is made subject to all rights of way and restrictions of record.

This is the same property conveyed by deed of Jack W. Parker, to George Ronald Hilliard, dated 6-23-67 and recorded 6-26-67 in the RMC Office for Greenville County in Volume 822, at Page 403.

which has the address of 4 Lilac Street Greenville (City) South Carolina 29611 (State and Zip Code) (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.

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