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MORTGAGE

THIS MORTGAGE is made this 15th day of July, 1975, between the Mortgagor, Robert F. Mohon and Helen E. Mohon

and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 115 West Greenbush Way, Greenville, South Carolina, herein "Lender".

Whereas Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Seven Hundred Eighty-Three and 12/100 (\$22,783.12) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith therein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 10, 1977

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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina, in the Town of Mauldin, and lying and being on the southern side of Brookbend Road, and being shown and designated as Lot No. 16 according to a plat entitled "Section 1, Holly Springs" by Piedmont Engineers & Architects, dated February 23, 1971, and recorded in the P. M. C. Office for Greenville County in Plat Book 4N at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brookbend Road at the joint front corner of Lots 15 and 16, and running thence with the line of Lot 15, S. 10-17 W. 150 feet to the joint rear corner of Lots 15 and 16; thence with line of Lot 18, S. 79-43 W. 85 feet to the joint rear corner of Lots 15 and 17; thence with the line of Lots 15 and 17, N. 10-17 E. 150 feet to an iron pin on the southern side of Brookbend Road; thence with the southern side of Brookbend Road, N. 79-43 W. 85 feet to the point of beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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