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GREENVILLE CO. S.C.

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MORTGAGE

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J. W. S. TANNER, JR.
R.N.C.

THIS MORTGAGE is made this twenty-seventh day of October 1975, between the Mortgagor, WILLIAM E. HAMILTON and PATRICIA C. HAMILTON, (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 Trade Street, Fountain Inn, South Carolina 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2005.

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: being known and designated as Lot No. 7 on a Plat of Wemberly Way, Section 1, prepared by Campbell & Clarkson, dated June 17, 1974, and recorded in the R. M. C. Office for Greenville County in Plat Book R, Page 88, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of Wemberly Lane, at the joint front corners of Lots 6 and 7 and running thence with the common line of said lots, S. 77-33 E., 150 feet to an iron pin; thence S. 12-27 W., 120 feet to an iron pin at the joint rear corners of Lots 7 and 8; thence with the joint line of said lots, N. 77-33 W., 150 feet to an iron pin on the Eastern edge of Wemberly Lane; thence with the Eastern edge of Wemberly Lane, N. 12-27 E., 120 feet to an iron pin being the point of Beginning.

This is the same property conveyed to the Borrowers herein by deed recorded in the R. M. C. Office for Greenville County of even date herewith.



which has the address of Lot 7, Wemberly Lane, Wemberly Way Subdivision, Greenville County, S.C. (herein "Property Address");
(Street) (City) (State and Zip Code)

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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