

GREENVILLE CO. S.C.  
11/4/75  
LAW OFFICE

# MORTGAGE

THIS MORTGAGE is made this 13th day of November 1975 between the Mortgagor, Tom Henry Bangert and Alice Cates Bangert (herein "Borrower"), and the Mortgagee, Laurens Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America whose address is 201 West Main Street, Laurens, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Three Hundred and no/100 (\$30,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 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 December 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. 13 of Subdivision known as WOODCLIFF as shown by plat thereof, recorded in Plat Book 4-N at page 44 in the RMC Office for Greenville County, prepared by Piedmont Engineers and Architects, dated June 23, 1971.

Reference to said plat is hereby craved for a more particular description of said lot.



which has the address of 125 Woodcliff Court, Simpsonville (City) South Carolina 29681 (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 seized 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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