

GREENVILLE CO. S. C.
NOV 11 4 47 PM '75
RECORDED & INDEXED

MORTGAGE

THIS MORTGAGE is made this 14th day of November 1975, between the Mortgagor, Robert Weyland Sherman and Frankie Dill Sherman (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 NINETEEN THOUSAND EIGHT HUNDRED and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 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, 2000.

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 that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 97, on Plat of Section II of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, dated September 16, 1970, and recorded in the RMC Office for Greenville County, in Plat Book 4-F at pages 44 and 45.

A more particular description of said above numbered lot may be had by reference to said plat.



which has the address of 505 Seminole Drive, Simpsonville, S. C. 29681
(Street) (City)
S. C. 29681 (herein "Property Address");
(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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