

Feb 13 4 06 PM MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 13th day of February 1976, between the Mortgagor, Thomas L. Hadaway and Joyce G. Hadaway (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 13, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2006

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Old Hickory Point Road, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 36 on a plat of FORRESTER WOODS, SECTION I, made by R. B. Bruce, RLS, dated March 14, 1973 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4-N, page 78, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Old Hickory Point Road, at the joint front corners of Lots Nos. 35 and 36, and running thence with the common line of said lots, S. 62-24 E., 160 feet to an iron pin; thence along the rear line of Lot No. 37, N. 27-36 E., 110 feet to an iron pin; thence N. 62-24 W., 160 feet to an iron pin on Old Hickory Point Road; thence along the eastern side of said Road, S. 27-36 E., 110 feet to an iron pin; the point of BEGINNING.



which has the address of 103 Old Hickory Point Road, Route #6, Greenville, S.C. 29606 (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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