

# MORTGAGE

THIS MORTGAGE is made this 18th day of November, 1977, between the Mortgagor, George C. Hamrick and Rena M. Hamrick, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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-five thousand six hundred and NO/100ths (\$35,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007

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 situate, lying and being on the northwestern side of Bridgewood Avenue in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 35 of Forest Hills Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB at Page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Bridgewood Avenue, joint front corner of Lots 34 and 35, and running thence along the common line of said Lots N. 36-44 W. 280 feet to an iron pin, joint rear corner of Lots 34 and 35; thence N. 53-16 E. 100 feet to an iron pin, joint rear corner of Lots 35 and 36; thence along common line of said Lots S. 36-44 E. 280 feet to an iron pin on Bridgewood Avenue; thence running along said Avenue S. 53-16 W. 100 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

DERIVATION: This is that same property conveyed to George C. Hamrick and Rena M. Hamrick by deed of James Vincent Daly and Carolyn C. Daly dated and recorded concurrently herewith.

which has the address of 214 Bridgewood Avenue Taylors, S. C. 29687 (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.

GC10 --- 2 NOV 19 77 11:14

11  
2  
4  
1  
0

4328 RV.23