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MORTGAGE

THIS MORTGAGE is made this day of DECEMBER 19. 77., between the Mortgagor, DONALD E. HAMMONS and MILDRED R. HAMMONS (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of the State of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND AND ... NO/100THS 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 MAY 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 piece, parcel or tract of land, situate, lying and being in Bates Township, County of Greenville, State of South Carolina, consisting of 2 Acres, according to a plat prepared for Donald Hammons by W. R. Williams, Jr., Engineer, dated July 20, 1976, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a nail and cap in White Horse Road Extension at the southern corner of said tract of land and running thence N 29-30 W, at or near the boundary of Johnson property with property now or formerly belonging to Barbrey, 417 feet to an iron pin; thence N 8-45 W, 54 feet to an iron pin; thence N 52-45 E, 229.2 feet to an iron pin at the corner of property belonging to the grantor; thence turning and running S 17-05 E, 214.5 feet to an iron pin; continuing thence S 12-37 E, 146.3 feet to an iron pin; thence S 21-38 E, 79.8 feet to an iron pin; thence N 53-47 E, 37.8 feet to an iron pin; thence S 49-07 E, 26 feet to a nail and cap in White Horse Road Extension; thence S 46-00 W, 199 feet to a nail and cap, the point of beginning.

THIS is the same property conveyed to the Mortgagors herein by deed of W. H. Johnson dated October 15, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1045 at Page 837 on the 9th of November, 1976.

which has the address of White Horse Road Extension, Greenville (Street) (City) South Carolina (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 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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