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GREENVILLE CO. S.C.  
JUN 23 2 53 PM '78  
TAYLOR & HARRIS

BOOK 1436 PAGE 723

# MORTGAGE

THIS MORTGAGE is made this 26th day of June, 1978, between the Mortgagor, CHARLES HAMMOND and HELEN R. HAMMOND (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND EIGHT HUNDRED AND NO/100 (\$15,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 20 years from date

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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Sir Abbot Street, known and designated as Lot No. 109, Sherwood Forest Subdivision, according to plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book GG, pages 2 and 3 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sir Abbot Street, joint front corner of Lots Nos. 108 and 109 and running thence with the common line of said lots S. 27-14 E. 155 feet to an iron pin, joint rear corner of said lots; thence across the rear line of Lot No. 109 S. 62-46 W. 75 feet to an iron pin; thence with the common line of Lots Nos. 109 and 110 N. 27-14 W. 155 feet to an iron pin on the southeastern side of Sir Abbot Street; thence with said street N. 62-46 E. 75 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the Mortgagors by deed of Peggy C. Barnett dated August 15, 1972 and recorded in the R.M.C. Office for Greenville County in Deed Book 954 at page 590.



which has the address of Lot 109, Sherwood Forest Subdivision, Greenville, S.C., (Street) (City) (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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