

RECORDED
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DONNIE TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1979, between the Mortgagor, RICHARD ALAN HAMMOND and BRENDA WELBORN HAMMOND, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

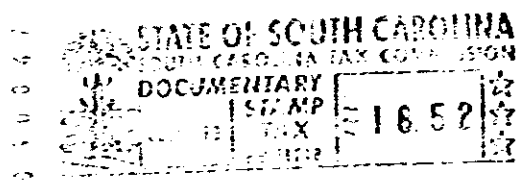
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SIX THOUSAND THREE HUNDRED & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.....;

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, parce, or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, being a portion of Lot 25 and a portion of Lot 26, as shown on plat of Section IV, Knollwood Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N, at Pages 76 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Kingsley Drive at the joint front corner of Lots Nos. 25 and 26 and running thence S. 21-33 E. 228-feet to a point; thence S. 73-27 W. 110-feet to a point; thence N. 21-58 W. 210.6-feet to a point; thence N. 66-27 E. 44.1-feet to a point; thence N. 61-57 E. 46.5-feet to a point; thence N. 67-54 E. 25.7-feet to the point of beginning.

This being a portion of the same property conveyed to the mortgagors by deed of even date herewith from Kathryn R McCormick and John D. McCormick and being conveyed to them by deeds of George O'Shields Builders, Inc. as recorded in Volume 1040, at Page 571 on August 2, 1976, R.M.C. Office for Greenville County; by deed of George O'Shields Builders, Inc. as recorded in Volume 1040, at Page 619 on August 3, 1976, R.M.C. Office for Greenville County and by deed of George O'Shields Builders, Inc. as recorded in Deed Book 1052, at Page 794 on March 15, 1977, R.M.C. Office for Greenville County.



which has the address of 120 Kingsley Drive Mauldin, South Carolina 29662 (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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