

NOV 16 8 42 AM '79

DONNIE SANDERSLEY
 R.M.C.

MORTGAGE

BOOK 1488 PAGE 506

THIS MORTGAGE is made this 15th day of November, 1979, between the Mortgagor, J. Wayne Hammond and Betty A. Hammond (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Five Hundred and No/100 (\$26,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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 November 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, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot 15, Paris View Subdivision, Section 1, according to a plat prepared of said subdivision by J. D. Calmes, R.L.S., April, 1961, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV, at Page 101, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of S.C. Highway 415, joint front corner with Lot 16 and running thence with the common line with said lot, S. 39-36 W. 135.8 feet to an iron pin, joint rear corner with Lot 14; thence running with the common line with Lot 14, N. 39-22 W. 194.3 feet to an iron pin on the edge of a county road (S. 23-156); thence running with the edge of said county road, N. 57-30 E. 75 feet to a point; thence running with the intersection of said county road and S.C. Highway 415, S. 87-04 E. 40.7 feet to a point; thence running with the edge of S.C. Highway 415, S. 51-37 E. 135 feet to a point on the edge of said highway, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Brown Enterprises of S.C., Inc. of even date herewith, and which said deed is being recorded simultaneously with the recording of this instrument.

OFFICE OF THE CLERK OF COURT
 GREENVILLE COUNTY, SOUTH CAROLINA
 107 CHURCH STREET
 GREER, SOUTH CAROLINA 29651
 (803) 875-1111

which has the address of Route 2 Taylors
 (Street) (City)
 S.C. 29687 (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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