

FILED
S. C.
APR 16 1980

MORTGAGE

BOOK 1500 PAGE 166

THIS MORTGAGE was made this 4th day of April 19. 80., between the Mortgagor, Frank P. Hammond and Geraldine B. Case (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Six Hundred and No/100 (\$33,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010.

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 23 on Pine Ridge Drive on a "Map of Fresh Meadow Farms made for Lehman A. Moseley and C. Henry Branyon" by Madison H. Woodward, R. E., dated May 21, 1945, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at Page 61, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Pine Ridge Drive at the joint front corner of Lots 22 and 23, and running thence along the joint line of said lots N. 73-13 E. 250 feet to an iron pin; thence S. 16-47 E. 87 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence along the joint line of said lots, S. 73-13 W. 250 feet to an iron pin on the Northern side of Pine Ridge Drive; thence along the Northern side of Pine Ridge Drive, N. 16-47 W. 87 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Citizens and Southern National Bank of South Carolina and Lowell H. Tankersley, as Co-Trustees under the Trust created by the Last Will and Testament of Lehman Adwell Moseley, Sr. dated March 5, 1980, to be recorded herewith.

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which has the address of Lot 23, Pine Ridge Drive, Greenville, S. C. (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 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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