

GRAND FILED
MAY 28 3 03 PM '81
SOUTH CAROLINA
RECORDERS

MORTGAGE

BOOK 1542 PAGE 380

THIS MORTGAGE is made this 28th day of May 1981, between the Mortgagor, Jack M. Laughlin and Margaret M. Laughlin (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-Three Thousand Five Hundred and No/100 (\$23,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1981 (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, 1996.

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, on Chasta Avenue near the City of Greenville, known and designated as Lot No. 77 of a subdivision known as Cherokee Forest, Map 2, as shown by plat recorded in Plat Book "EE" at Pages 190 and 191 in the RMC Office for Greenville County and having metes and bounds as shown on said plat.

THIS being the same property conveyed to the mortgagors herein by deed of Thomas M. Clark and Ellen M. Clark as recorded in Deed Book 1027 at Page 220, in the RMC Office for Greenville County, S.C., on May 28, 1981.

OFFICE OF THE RECORDER OF DEEDS
STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 28 1981 5:00 40

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which has the address of 4 Chasta Drive Greenville, S.C. 29615 (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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