

FILED  
CO. S. C.

MORTGAGE

BOOK 1542 PAGE 779

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THIS MORTGAGE is made this 1st day of June 1981 between the Mortgagor, Francis W. Hager and Sarah G. Hager (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of State of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand Two Hundred Sixty One & 47/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 February 1, 2007;

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, being shown and designated as Lot No. 14 on Plat entitled "Section Two, Woodmont Estates" prepared by C. O. Riddle, R. L.S. and recorded in Greenville County RMC Office in Plat Book 5-P, at page 43, and having, according to said plat, the following description:

BEGINNING at an iron pin on Snow Road at the joint front corner of Lots 14 and 15 and running thence with the line of Lot 15, North 43-55 East 565 feet to an iron pin; thence North 71-20 West 193.5 feet to an iron pin joint real corner of Lots 13 and 14; thence with the line of Lot 13 South 43-55 West 482.5 feet to an iron pin on Snow Road; thence along Snow Road, South 46-05 East 175 feet to the point and place of BEGINNING. This lot contains approximately Two and ten one hundredths (2.10) acres.

This being the identical property conveyed to Francis W. Hager and Sarah G. Hager by James H. Galloway and Bobbie S. Galloway by deed dated June 1, 1981, and to be recorded simultaneously herewith in the office of the Register of Mesne Conveyance for Greenville County.

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which has the address of Route # 3, Snow Road Pelzer South Carolina (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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