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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1357 PAGE 523

THIS MORTGAGE is made this eight (8th) day of January, 1976, between the Mortgagor, Robert L. and Deborah R. Hammersla (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Two Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 8, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2001.

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, with the improvements thereon, on the southerly side of Sir Abbott Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 111 according to plat of Sherwood Forest subdivision as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG at pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sir Abbott Street at joint front corners of Lots 111 and 110 and thence along the common line of the said lots, S. 27-14 E. 155 feet to an iron pin; thence with the rear line of Lot 119, S. 62-46 W. 75 feet to an iron pin at the joint rear corners of Lots 111 and 112; thence along the joint line of said lots, W. 27-14 W. 155 feet to an iron pin on the southeast side of Sir Abbott Street; thence along said street, N. 62-46 E. 75 feet to an iron pin at the point of BEGINNING.

This being the same property conveyed to Randall K. and Penelope Thompson by deed dated February 21, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Volume 968 at page 42.

The above described property is conveyed subject to existing easements, rights of way, and restrictions, which restrictions are recorded in Deed Volume 457 at pages 177 and 178, in the R.M.C. Office for Greenville County, S.C.

which has the address of 33 Sir Abbott Street, Greenville,
South Carolina 29607 (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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