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SHERSLEY

MORTGAGE

1509 887

THIS MORTGAGE is made this 5th day of August 1980, between the Mortgagor, Glenn L. Hamilton and Joan C. Hamilton (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is PO Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty eight thousand and 00/100 (\$88,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 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 located on Wood Heights Avenue, County of Greenville, State of South Carolina, known and designated as Lot 27 on a plat of Edwards Forest, Section No. 3, said plat being recorded in the RMC Office for Greenville County in Plat Book BBB, at page 99, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Wood Heights Avenue at the joint front corner of Lots Nos. 28 and 27 and running thence S. 52-04 E. 235.2 feet to an iron pin, joint rear corner of Lots 30 and 27; thence S. 48-24 W. 280.4 feet to an iron pin; thence N. 41-36 W. 200 feet to an iron pin; thence along the southern side of Wood Heights Avenue, N. 48-24 E. 75.7 feet to an iron pin; thence continuing along Wood Heights Avenue N. 37-38 E. 165 feet to the point of beginning.

ALSO: All that piece, parcel or strip of land located on Wood Creek Drive, County of Greenville, State of South Carolina, shown and designated as a part of Lot No. 30 on a Plat of Edwards Forest, Section 3, said plat being recorded in the RMC Office for Greenville County in Plat Book BBB at page 99, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of Lots 28 and 30 and running thence N. 52-04 W. 10.1 feet more or less to the corner of Lot No. 27; thence S. 48-24 W. 20 feet more or less to a point; thence S. 52-04 E. 10.5 feet more or less to a point in the front line of Lot No. 30; thence along the line of Lot No. 30 N. 2-16 W. 20 feet, more or less, to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Richard A. Ashmore and Mary Jane McCuen Ashmore dated August 5, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1130 at page 474.

which has the address of 101 Wood Heights Avenue, Taylors South Carolina 29687. (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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