

FILED
GREENVILLE CO. S. C.
SEP 3 3 33 AM '80
MORTGAGE

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THIS MORTGAGE is made this 2nd day of September, 19 80,
between the Mortgagor, Donna S. Tankersley and Timothy M. Hammond and Vickie H. Hammond
(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").

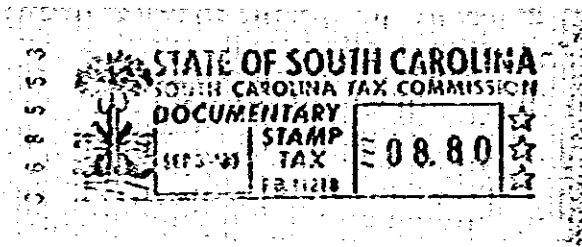
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand and NO/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2000;

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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, on the Northwest side of Jones Avenue, being shown as containing one-half acre, more or less, on a plat of property prepared for T. J. Hawkins, et. al by H. S. Brockman, Surveyor, dated October 24, 1942, recorded in plat book 8E page 20 and, according to said plat, having the following metes and bounds:

BEGINNING at a stake on the north-western side of Jones Avenue, cornering with Victor-Monaghan lot, and running thence with said Avenue N 34-10 E. 105.6 feet to iron pin, cornering with the lot formerly of Ballenger: thence N 57-20 W 209.2 feet to iron pin; thence S 34-10 W 105.6 feet to iron pin; thence S 57-20 E 209.2 feet to the beginning corner.

Said property being the same conveyed to mortgagors herein by deed of Bobby Joe Hawkins, to be recorded herewith.



which has the address of 102 Jones Avenue Greer
(Street) (City)
South Carolina 29651 (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.