

FILED
GREENVILLE, S. C.

MORTGAGE

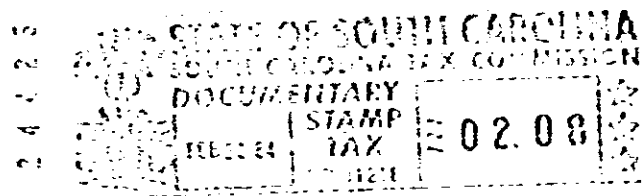
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THIS MORTGAGE is made this 8th day of February 1984, between the Mortgagor John R. Hammond (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Hundred and no/100 (\$5,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1984 (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, 1989

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 lying, being and situate on the West side of the Bramlett Road and on the South side of Brookdell drive, about three miles Northwest of Greer, in Oneal Township, County and State aforesaid, being known and designated as Lot No. Three (3) of the Fred Bishop property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated Nov. 5, 1957, which plat has been recorded in the R. M. C. Office for said County in Plat Book EE, page 156, and having the following courses and distances, to-wit: Beginning at an Iron Pin at the Southeast intersection of the Bramlett Road and Brookdell Drive, and running thence with the South side of said Drive N.73-30 E. 200 feet to a Stake at corner of lot no. 4 as shown on said plat, thence along the line of lot no. 4 S.17-00 E.213 feet to an Iron Pin on line of lot no. 2 as shown on said plat, thence along the line of lot no. 2 N.81-11 W.260.6 feet to an Iron Pin on the East side of Bramlett Road, thence with the East side of said Road N.1-50 E.107 feet to the beginning point. Bounded on the North by Brookdell Drive, on East by said lot no. 4, on South by said lot no. 2, and on West by the Bramlett Road. This being the same property which was conveyed to mortgagor herein by Henry Earl Bryant and Leola C. Bryant by deed recorded in the said R. M. C. Office on July 19, 1960 in Deed Book 659, page 157.



which has the address of Brookdell Drive Greer, S. C. 29651 (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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