

JUN 15 2 32 PM '76

DONNIE S. TAMM
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 10th day of June, 19 76, between the Mortgagor, Edward Lawhorn and Lillie B. Westmoreland (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100ths (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10 years from date

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 State of South Carolina, Greenville County, now or formerly in School District 6 E, and being on the Easley Bridge Road near its intersection with Washington Avenue and being more particularly described according to a plat prepared by J. C. Hill, Registered Surveyor, February 9, 1949, as having the following courses and distances:

BEGINNING at an iron pin on the North side of the Easley Bridge Road, which pin is N 71-25 E 56.1 feet from the Northeast corner of the intersection of the Easley Bridge Road and Washington Avenue and running thence with the North side of the Easley Bridge Road N 71-25 E 35 feet to an iron pin; thence turning and running N 18-40 E 100 feet to an iron pin; thence turning and running S 71-25 W 35 feet to an iron pin; thence turning and running S 18-40 W 100 feet to an iron pin, the point of BEGINNING."

LESS, HOWEVER: Strip conveyed by deed recorded in Book of Deeds 946 at Page 301 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina.



which has the address of lot, Easley Bridge Road, Greenville, S. C., (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.

0270

4328 RV-21