

FILED
GREENVILLE, S. C.
MORTGAGE
JUN 17 PM '80

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THIS MORTGAGE is made this 2nd day of June, 1980, between the Mortgagor, Fred D. Adams and Frances H. Adams (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 Five Thousand (\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 1, 1985

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 or lot of land in Bates Township, County of Greenville, State of South Carolina, with the improvements thereon, now known and designated and located in Tax District 355-Sheet 512.01-Block 1-Lot 45; Being more particularly described in a deed from David Collins and Naomi Collins to Fred Adams and Frances Adams in Deed Volume 383, at page 109, dated May 21, 1949; recorded May 30, 1949, Office of the Register of Mesne Conveyances for Greenville County.

Fred Adams is also known as Fred D. Adams, and Frances Adams is also known as Frances H. Adams.



which has the address of Route 2, Marietta (City), South Carolina 29661 (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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