

GREENVILLE, S. C.

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CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

GREENVILLE
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THIS MORTGAGE is made this 28th day of July, 1975, between the Mortgagor, Joseph A. Sawyer, Jr. & Karen Sawyer

(herein "Borrower"), and the Mortgagee, First Federal Savings & Loan Assn., a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 H. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twenty-four thousand & no/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1995

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: Chicks Springs Township, near Chick Springs, on the east side of Groveland Drive, and being known and designated as LOT NO. 66 as shown on a plat of the property of Alger Cannon by Terry T. Dill, dated August 31, 1966, and plat recorded in R.M.C. Office for said County and State in Plat Book 4 F at page 36, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Groveland Drive, joint front corner with lot No. 65, and running thence N. 59-30 E. 212.5 feet to an iron pin; thence S. 15-45 E. 160.4 feet to an iron pin; thence S. 73-08 W. 204.4 feet to an iron pin on the east side of Groveland Drive; thence along and with Groveland Drive, N. 18-45 W. 100 feet to the point of beginning.

This property is subject to restrictions applicable to GROVELAND DELL (originally P. H. Muest property), recorded in Volume 715, page 52, and as amended in Volume 750, page 266.

This is that same property conveyed to mortgagors by deed of Alger Cannon, dated August 4, 1970, and recorded in R.M.C. Office in Deed Book 896, page 491



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of, and interest on the indebtedness evidenced by the Note, payment and late charges as provided in the Note, and the principal of, and interest on any Future Advances secured by this Mortgage.

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