

P. O. Box 937
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

1409 831

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

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THIS MORTGAGE is made this 12th day of August 1977 between the Mortgagor, **Ronnie Craig Hyams and Rose Marie Hyams** (herein "Borrower"), and the Mortgagee, **South Carolina Federal Savings & Loan Association** a corporation organized and existing under the laws of **United States of America** whose address is **1500 Hampton Street Columbia, South Carolina** (herein "Lender").

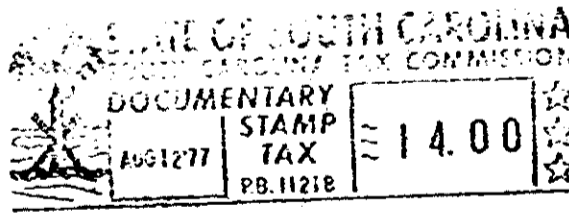
WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty-five thousand and no/100-** Dollars, which indebtedness is evidenced by Borrower's note dated **August 12, 1977** (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on **July 1, 2007**.

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, County of Greenville, in the City of Mauldin, being shown as Lot No. 18 on plat of Forrester Woods, Section I, dated March 14, 1972, prepared by R. B. Bruce, R.L.S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N, at page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the cul-de-sac of the intersection of Cold Springs Road and Old Hickory Point, joint front corner of Lots 19 and 18, and running thence with the common line of said lots, S. 42-30 W. 132.4 feet to a point, joint rear corner of said lots; thence turning and running with the rear line of Lot 18, N. 60-30 W. 151 feet to a point; thence continuing with the rear line of Lot 18, N. 25-01 E. 145 feet to a point, joint rear corner of Lots 18 and 17; thence turning and running with the common line of Lots 17 and 18 S. 72-24 E. 124.7 feet to a point, joint front corner of said lots; thence turning and running with the cul-de-sac of the intersection of Cold Springs Road and Old Hickory Point, the chord of which is S. 10-21 E. 60 feet and S. 69-09 E. 32 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors herein by deed of Richard G. High and Norma J. High by deed of even date, recorded herewith.



which has the address of **122 Old Hickory Point, Route 6, Greenville** (Street) (City), **S. C., 29607** (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 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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