

Security Federal

MORTGAGE

REC 11 2 55 PM '82
JOHN B. HARDWAY
K. M. TAYLOR
K. M. TAYLOR

BOOK 1538 PAGE 945

THIS MORTGAGE is made this 7th day of December 1982, between the Mortgagor, John B. Hardaway, III, and Mary Lynne B. Hardaway (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1982 (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 7, 1983;

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:

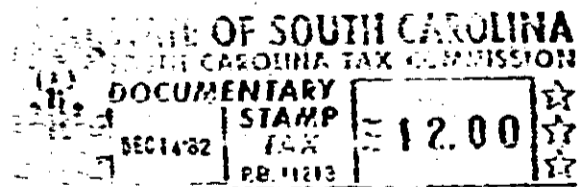
All that lot of land in Greenville County, State of South Carolina being shown as lot no. 20 on the eastern side of Westchester Road on a plat of Pilgrim's Point recorded in Plat Book WW at page 35 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Westchester Road at the joint front corner of lots 20 and 21 and running thence along the line of said lots, S. 88-33 E. 180.0 feet to an iron pin; thence N. 1-28 E. 126.3 feet to an iron pin on Freeport Drive; thence with said Drive, N. 88-58 W. 155.0 feet to an iron pin at the curve of the intersection of Freeport Drive and Westchester Road; thence with the curve of said intersection, the chord of which is S. 46-15 W. 35.5 feet to an iron pin on Westchester Road; thence with said Road, S. 1-28 W. 100.0 feet to an iron pin, the point of beginning.

This mortgage is junior and subordinate to that certain mortgage heretofore given by Cort R. Flint, Jr., and Frances J. Flint to Fidelity Federal Savings and Loan Association of Greenville, S. C. recorded in the RMC Office for Greenville County in REM Volume 1318 at page 665 in the principal sum of \$45,000.00, which mortgage was assumed by the Mortgagors herein by deed recorded in Deed Volume 1040 at page 721 on 8/4/76.

This is the same property heretofore conveyed to the Mortgagors herein by deed of Cort R. Flint, Jr., and Frances J. Flint recorded on 8/4/76 in the RMC Office for Greenville County in Deed Volume 1040 at page 721.

GCTO - 3 DE 14 82 081



which has the address of 14 Westchester Road, Greenville, South Carolina 29607 (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.

5
4
3
2
1

4328 RV.27