

FILED
GREENVILLE CO. S.C.

NOV 1975 457

Mail to:
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 24th day of November, 1975, between the Mortgagor, Charles M. And Evelyn M. Haws, Sr. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six thousand & no/1000 Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1970 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1990.

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: containing 1.235 acres, more or less, being on the south side of Jordan Road, and being shown on plat prepared by Webb Surveying & Mapping, dated October, 1975, entitled property of "Charles M. and Evelyn M. Haws" said plat to be recorded herewith, and having according to said plat the following courses and distances, to-wit:

BEGINNING at RR spike in center of Jordan Road and corner of Forrester lands and runs thence as line between Forrester lands, S. 85-58 E. 320 feet to iron pin; thence as a new line with other Haws property S. 4-38 E. 134.1 feet to iron pin, a new corner; thence as a new line with other Haws property, S. 80-22 W. 300 feet to RR spike in center of Jordan Road; thence with said road, N. 9-48 W. 132 feet to bend in road; thence continuing with said road, N. 7-22 E. 77 feet to the beginning corner.



which has the address of Route # 2, Greer, South Carolina 29651

(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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