

1022-591
MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 12,000.00

THIS MORTGAGE is made this 2nd day of August 1983 between the Mortgagor, Stephen L. and Pamela P. Hammond (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand One Hundred Thirty-four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 1983 (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 20, 1987

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 piece, parcel or lot of land, lying, being and situate on the West side of Gail Avenue about three miles Northwest of the City of Greer in O'Neal Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 53 of Valley Haven acres, Section 4, as shown on a plat prepared for W. Dennis Smith, by John A. Simmons, Reg. Surveyor, and dated July 15, 1960 said plat has been recorded in the RMC Office for Greenville County in Plat Book XM at Page 167. Reference is hereby made to said plat for a more complete description.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements, and rights-of-way, of record, if any, affecting the above described property.

This is that same property conveyed by deed of Stephen A. Cahagan and Dianne P. Cahagan to Stephen L. Hammond and Pamela P. Hammond, dated December 21, 1981 recorded December 22, 1981, in volume 1159 at page 763 of the RMC Office for Greenville County, SC.

which has the address of Rt. #7, Box 250, Gail Avenue, Greer, SC 29651 (Street) (City)
(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, for 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, demands, suits, actions, proceedings, judgments, decrees, orders, and judgments of a court of law, except as to claims, demands, suits, actions, proceedings, judgments, decrees, orders, and judgments of a court of law, which are the responsibility of the Property.

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