

21 AM '80

WERSLEY

MORTGAGE

BOOK 1506 PAGE 115

THIS MORTGAGE is made this 25th day of June 1980, between the Mortgagor, ROBERT W. HASSOLD, JR., AND KIMBROUGH H. HASSOLD (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight Thousand Eight Hundred and No/100 (\$48,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 2010

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, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Rock Creek Drive, being known and designated as Lot No. 284 as shown on plat entitled SECOND REVISION OF TRAXLER PARK, dated March, 1923, prepared by R. E. Dalton, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F at Pages 114-115, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Rock Creek Drive at the joint front corner of Lots Nos. 284 and 285, and running thence with the common line of said lots, N. 25-23 W., 215.3 feet to an iron pin; thence N. 62-34 E., 70.05 feet to an iron pin at the joint rear corner of Lots Nos. 283 and 284; thence with the common line of said Lots, S. 25-23 E., 211.3 feet to an iron pin on the northwestern side of Rock Creek Drive at the joint front corner of Lots Nos. 283 and 284; thence with the northwestern side of Rock Creek Drive, S. 59-17 W., 70.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Donald Lee Lucas, Jr. and Deborah M. Lucas, dated June 25, 1980, and recorded in the RMC Office for Greenville County, South Carolina on June 26, 1980, in Deed Book 1122, at page 169.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, THIS 25th DAY OF JUNE, 1980.

which has the address of 31 Rock Creek Drive, Greenville, South Carolina (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 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 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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