

MORTGAGE

THIS MORTGAGE is made this 20th day of December, 1977
 between the Mortgagor, Charles M. Haws and Evelyn M. Haws
 (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Twelve Thousand and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 first day of December 1992

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 and lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the northwest corner of Pelham Street and Snow Street in the City of Greer, South Carolina, designated as all of Lot No. 15 in Blck 1 of "Cannon Park";, according to survey and plat thereof by H. G. Bailey, surv., dated 11-1919 and recorded in Plat Book "F" page 195, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at the northwest corner of Pelham and Snow Street and running thence along the edge of Snow street, a distance of 155 feet to iron pin; thence as rear line, a distance of 51 feet to iron pin, joint rear corner of Lots 15 and 14; thence a distance of 166 feet to iron pin and the point and on the edge of Pelham Street; thence along edge of Pelham Street, a distance of 60 feet to iron pin and the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Nancy Ida Boxers Howard recorded in Deed Book 1041 page 897, on August 27, 1975.

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which has the address of 320 & 322 Pelham Street, Greer,
 (Street) (City)
S. C. 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 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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