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GREENVILLE CO. S. C.
SEP 1 4 22 PM '78
BONNIE S. TANKERSLEY
R.M.C.

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FILED
GREENVILLE CO. S. C.

MORTGAGE

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BONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of August, 1978, between the Mortgagor, Edward R. Hamer, Jr. and Claudia A. Hamer (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand Five Hundred and 00/100 (\$37,500.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008.

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 in Greenville Township, Greenville County, State of South Carolina, about three and a quarter miles Southeastward from Greenville Court House, between the Augusta Road and Reedy River, South of the Greenville Country Club Golf course, having a frontage of One Hundred Fifty Three and two-tenths (153.2) feet, more or less, on the East side of Sylvan Way, composed of lots numbered 112, 113, 114, 115 and 116, as shown on Dalton & Neves' plat of Marshall Forest, made in October 1928, and recorded in the Office of the Register of Mesne Conveyance for said County in Plat Book "A", on Pages 133 and 134, and having such metes and bounds as are shown on said plat, to-wit:

BEGINNING at an iron pin on the southwestern side of Sylvan Way at the joint front corner of Lots Nos. 111 and 112 and running thence with the line of Lot No. 111 N. 45-20 E. 190.9 feet to an iron pin on the southern side of alley designated as 10 foot reservation for pipes and poles; thence with the southern side of said alley designated as 10 foot reservation for pipes and poles S. 85-20 W. 234.3 feet to an iron pin on the western side of Sylvan way; thence with the western side of Sylvan Way the following courses and distances: S. 28-26 E. 53.2 feet to an iron pin; S. 42-23 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Rayn B. Hamer, dated August 31, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1086, at Page 638 on Sept. 1, 1978, and deed of Katharine Hamer Mann, dated August 28, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1086, at Page 637, on Sept. 1, 1978.

which has the address of 105 Sylvan Way, Greenville, S. C. 29605 (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.

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