

GREENVILLE, S.C.
FILED
SEP 17 4 20 PM '79
DONNIE WALKERSLEY
R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE

BOOK 1480 PAGE 987

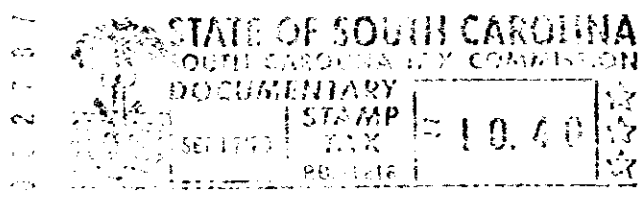
THIS MORTGAGE is made this 17th day of September 1979., between the Mortgagor, James E. Hammett and Christine Hammett (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and No/100 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

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, being north of Travelers Rest and having, according to a plat prepared by Freeland & Associates, Surveyors, dated August 28, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Lollis in the center of Tugaloo Road and running thence along Lollis property N. 13 W. 202.6 feet to an iron pin; thence N. 88-15 E. 193 feet to an iron pin; thence S. 7-36 E. 229.7 feet to a point in the Center of Tugaloo Road; thence with the said Road, N. 81-52 W. 180 feet to the point of beginning, being the same property conveyed to Mortgagors herein by deed of Raymond M. Bishop, Barbara J. Bishop and Barbara Hester (formerly Barbara H. Weems), dated September 17th, 1979, and recorded in the R.M.C. Office for Greenville, County, S. C. in Deed Book 1111, at Page 112.



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which has the address of Route 4, Tugaloo Road, Coleman Heights Travelers Rest 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 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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