

GREENVILLE

OCT 7 3 10 PM '79

DONALD E. TANKERSLEY  
R.M.C.

BOOK 1483 PAGE 27

# MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1979, between the Mortgagor, Frank S. Hamlin and Helen H. Hamlin, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Six Hundred Twenty-Three & 34/100---Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979, (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.....;

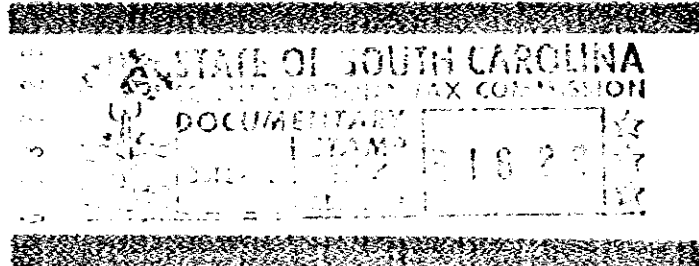
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land in the State of South Carolina, Greenville County, lying at the intersection of Connecticut Drive and Devenger Road, being shown and designated as Lot 1 on a plat of Merrifield Park, Section II, recorded in the RMC Office for Greenville County in Plat Book WWW-51, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the easterly side of Connecticut Drive at the joint front corner of Lots 1 and 2 as shown on said plat, and running thence with the easterly side of Connecticut Drive, N. 32-27 E. 106.8 feet to an iron pin; thence with the intersection of Connecticut Drive and Devenger Road, the chord of which is N. 76-56 E. 35.7 feet to an iron pin on the southerly side of Devenger Road; thence with the southerly side of Devenger Road, S. 58-34 E. 140 feet to an iron pin; thence S. 32-27 W. 134.8 feet to a point at the joint rear corner of Lots 1 and 2; thence with the common line of said Lots, N. 57-33 W. 165 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Winston P. Stephenson and Betty J. Stephenson, which Deed is dated October 1, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is 301 College Street, Greenville, S. C. 29601



which has the address of 208 Connecticut Drive Greenville,  
(Street) (City)  
S. C. 29615 (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 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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