MORTGAGE

GREENVILLE CO. S. C. THIS MORTGAGE Emagg this. 15th day of July.

19.83, between the Mortgagor, Milford M. Hammond and Ruby M. Hammond

19.84, between the Mortgagor, Milford M. Hammond and Ruby M. Hammond

19.85, between the Mortgagor (herein "Borrower"), and the Mortgagee HERITAGE

2 cornoration organized and existing R.M.C. ASSOCIATION....., a corporation organized and existing under the laws of the United States of America, whose address is . 201 West Main Street,(herein "Lender"). THIS Laurens, S. C. 29360 . . . MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE. WHEREAS, Borrower is indebted to Lender in the principal sum of ... Forty. Thousand. and. no./100..... dated. July 15, 1983 (herein "Note"), providing for monthly installments of principal and interest,

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 State of South Carolina:

with the balance of the indebtedness, if not sooner paid, due and payable on....July 1, .2008......

ALL that piece, parcel or lot of land situate lying and being in the County and State aforesaid, and being within the city limits of the Town of Simpsonville, being known and designated as Lot 19, Section 1, on plat of Poinsettia Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book BBB at Page 103, and having the following metes and bounds as shown on said plat, to-wit:

BEGINNING at a point, the joint front corner of Lots 18 and 19, along the northern right of way of Coralvine Drive and running with the common line of said lots N 13-03 W, 207.2 feet to the joint rear corner of said lots; thence turning and running with the rear line of Lot 19, N 83-00 E, 100.7 feet the joint rear corner of Lots 19 and 20; thence turning and running with the common line of said Lots 19 and 20, S 13-06 E, 196.5 feet to a point, the joint front corner of Lots 19 and 20 on the northern right of way of Caralvine Drive; thence turning and running with the right of way of Coralvine Drive S 76-54 W 100 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Danco, Inc. dated July 15, 1983 and recorded herewith.

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which has the address of ... 105 Coralvine Drive, Simpsonville, [City] O.S.C. 29681 (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 disted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA-1 to 4 Family-6/75-FAMA/FHEMC UNIFORM INSTRUMENT



