

# MORTGAGE

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THIS MORTGAGE is made this 20th day of November 1981, between the Mortgagors, Larry E. Ware and Mary B. Ware (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-Three Thousand Nine Hundred Eighty-Three & 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2001

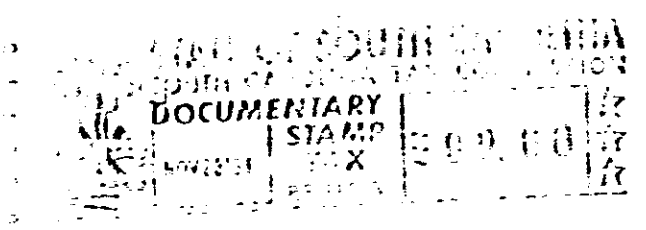
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 15 on final plat of Hampshire Hills Subdivision, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R-44, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of New Port Drive at the joint front corner of Lots 14 and 15, and running thence N. 66-34 E. 174.2 feet to an iron pin; thence S. 20-36 E. 215.3 feet to an iron pin; thence S. 66-34 W. 163.6 feet to an iron pin; thence N. 23-26 W. 215 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by Deed of Thomas Michael Farmer and Linda Whitmire Farmer, dated November 20, 1981, and to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: 203 State Park Road, Travelers Rest, S. C. 29690



which has the address of 12 New Port Drive Travelers Rest, S. C. 29690 (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 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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