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GREENVILLE S. C.  
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# MORTGAGE

THIS MORTGAGE is made this 9th day of August 1983 between the Mortgagor, Randall L. Hamby and Wilma J. Hamby (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~30,000~~ Thirty Thousand Six Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 9th, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2006

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: lying on the west side of Dill Avenue, about two miles west from Greer, being shown as LOT NO. FIVE (5) on plat No. 4 of the R. B. Vaughn Estate made by H. S. Brockman, R. S., dated July 18, 1956, which plat is recorded in the RMC Office for Greenville County in Plat Book 1.L., page 33, reference to said plat hereby pleaded, and having, according to said plat, the following metes and bounds:

BEGINNING at a stake on the west side of Dill Avenue at the joint front corner of Lots Nos. 5 and 6, and runs thence with the west side of Dill Avenue, N. 5-20 W. 90 feet to the corner of Lot No. 4; thence S. 80-00 W. 215 feet along the line of Lot No. 4 to a point on the line of Lot No. 14; thence S. 10-00 E. 90 feet along the line of Lot No. 6; thence N. 80-00 E. 206.3 feet along the line of Lot No. 6 to the beginning corner.

this is that same property conveyed to Mortgagor by deed of Raymond Eddie Bridwell, et al, to be recorded herewith.

which has the address of 45 Dill Avenue Greer S. C. 29651 (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 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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