

FILED  
GREENVILLE CO. S. C.

DEC 24 10 35 AM '75

DONNIE S. TANKERSLEY  
R.M.C.

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## MORTGAGE

THIS MORTGAGE is made this 23rd day of December, 1975,  
between the Mortgagor, Bobby J. Brittain and Judith A. Brittain

(herein "Borrower"),  
and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation  
organized and existing under the laws of South Carolina, whose address  
is East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand  
Three Hundred Five----- Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (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, 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: shown and designated as Lot No. 11 Long Forest Acres, plat  
of which is recorded in the R. M. C. Office for Greenville County, South  
Carolina, in Plat Book JJJ, at Page 53, and having, according to said  
plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Delta Drive at  
the joint front corner of Lots 11 and 12 and running thence with the line  
of said lots N 58-30 W 165 feet; thence S 31-30 W 207.5 feet; thence N 87-  
54 E 215.1 feet to a point on Delta Drive; thence with Delta Drive N 0-44  
W 68 feet and N 31-30 E 22 feet to the point of beginning.



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, appur-  
tenances, 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 Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.