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MORTGAGE

Filed
Staff to:
Family Federal Savings & Loan Assn.
PMD
Greer, S.C. 29651
SHERSLEY
BOOK 1520 PAGE 734

THIS MORTGAGE is made this 15th day of October 1980 between the Mortgagor, Calvin J. Brumbaugh and Joan J. Braumbaugh (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010.

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 tract of land situate, lying and being on the southern side of New Highway No. 296 (known as Bennetts Bridge Road) and the eastern side of a county road known as Thompson Road in Greenville County, South Carolina as shown on a plat entitled PROPERTY OF STEVE WHITTEN made by Freeland & Associates dated October 16, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8F at Page 41 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of New Highway No. 296 and the Greenville County Road known as Thompson Road and running thence along the center of said New Highway No. 296, N. 57-18 E. 204.4 feet to a point; thence continuing with the center of said Road, N. 61-41 E. 200.0 feet to a point; thence continuing with the center of said Road, N. 64-41 E. 176.6 feet to a point at the common corner of the within described property and property now belonging to Tommy T. Johnson and Linda D. Johnson; thence along the Johnson line, S. 17-22 E. 201.8 feet to an iron pin; thence continuing along the Johnson line, S. 26-03 E. 768.2 feet to an iron pin; thence continuing along the Johnson line, N. 71-29 E. 298.6 feet to an iron pin; thence S. 19-41 E. 50.0 feet to an iron pin at the common corner of the within described property and property belonging to John K. Baldwin and Anita Baldwin; thence along the Baldwin line, S. 71-29 W. 187.2 feet to an iron pin; thence continuing along the Baldwin line, S. 20-09 E. 669.5 feet to an iron pin; thence with property now or formerly belonging to Arnold Kilgore, S. 71-20 W. 457.2 feet to a point; thence along the line of property now or formerly belonging to Elford Thompson, N. 41-49 W. 1137.0 feet to a point in the center of Thompson Road; thence along the center of Thompson Road, N. 3-18 W. 92.8 feet to a point; thence continuing with the center line of Thompson Road, N. 10-10 W. 400.0 feet to an iron pin; thence continuing with the center line of Thompson Road, N 1-29 W. 91.0 feet to the point of beginning.

The above described property is the same property conveyed to the mortgagors by deed of Stephen L. Whitten and Frances A. Whitten to be recorded herewith, which has the address of Route 5, Thompson Road, Greer, South Carolina 29651 (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 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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