

1984 935

First Federal Savings & Loan
P.O. Box 468
Greenville, South Carolina 29602

GREENVILLE S.C. FILED
FEB 11 1 13 PM '84
COMM. CLERK

MORTGAGE

010-320860-1



THIS MORTGAGE is made this 3rd day of February, 1984, between the Mortgagor, Lyda W. Bridwell

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$2,879.16 Two Thousand Eight Hundred Seventy Nine and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 03, 1984, (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 31, ...1986.....;

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 in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being at the western corner of the intersection of Perry Avenue and Leach Street and having the following metes and bounds, to-wit;

BEGINNING at an iron pin on the Southern side of Perry Avenue, said pin being 100.5 feet west of the intersection of Perry Avenue and Leach Street and running thence with the Southern side of Perry Avenue S 72-0 E 100.5 feet to an iron pin at the western corner of the intersection of Perry Avenue and Leach Street; running thence with the western side of Leach Street 200.5 feet to an iron pin on the western side of Leach Street, joint of the within described property and that now of South Carolina National Bank and running thence with the common line of the within described property and that now of South Carolina National Bank N 72-0 W 100.5 feet to an iron pin thence N 17-30 E 200.5 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor by deed of George B. Nalley, Jr. Exor. Estate of George B. Nalley, Sr. and recorded in the RMC Office for Greenville County on December 21, 1983 in Deed Book 1202 at Page 925.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 0 1 16

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which has the address of 301 Perry Avenue Greenville,
(Street) (City)
South Carolina 29615 (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 listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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