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5.960

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GREENVILLE, S.C.

MORTGAGE

1974 1975

THIS MORTGAGE is made this 24th day of July, 1975, between the Mortgagor, Theron Clyde Bridwell, Jr.

therein "Borrower"), and the Mortgagee, Family Federal Savings And Loan Association, a corporation organized and existing under the laws of The United States of America whose address is #3 Edwards Building, 600 N. Main St., Greer, S.C. 29616 (herein "Lender").

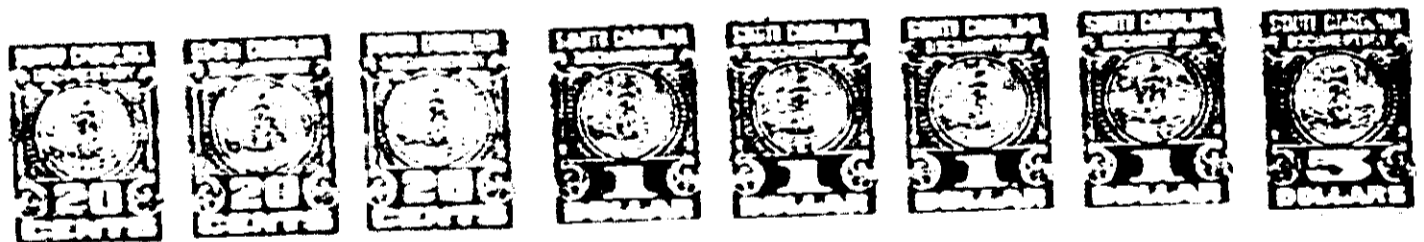
Whereas, Borrower is indebted to Lender in the principal sum of Twenty four thousand & no/100-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith therein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First October, 1995

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 Oneal Township, Greenville County, State of South Carolina, being shown and designated as a 2.43 acre tract of land on a plat of lot for Theron C. Bridwell, Jr., prepared by Terry T. Dill, Surveyor, and dated July 12, 1975 with said plat being recorded in Plat Book 5-68 at Page 124 in the R.M.C. Office for Greenville County and according to said plat having the following metes and bounds:

BEGINNING at an iron pin in South Carolina Highway 253 near Willis Road (iron pin set back at 30 feet) and running thence N. 84-30 E. 470 feet to an iron pin; thence S. 18-10 E. 200 feet to an iron pin; thence S. 78-50 W. 535.6 feet to the center of Highway 253 (iron pin set back at 30 feet); thence with center of said highway N. 2-03 W. 199.5 feet to an old marker in center of said highway; thence continuing with the center of said highway N. 5-52 E. 50.5 feet to the point of beginning.

59.60



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 in the event this Mortgage is on a leasehold estate 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 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 and interest on the indebtedness evidenced by the Note, together with all charges, costs and expenses, and the amount of and interest on any Future Advances, pursuant to Mortgage.

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