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GREENVILLE, CO. S. C.

JUL 9 4 03 PM '76

DONNIE S. TANKERSLEY

# MORTGAGE

BOOK 1372 PAGE 391

THIS MORTGAGE is made this 9th day of July, 1976, between the Mortgagor, James J. Andrews and Hallie C. Andrews (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-ONE THOUSAND ONE HUNDRED EIGHTY AND NO/100 (\$31,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 1976 (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:

ALL that certain piece, parcel or lot of land situate, lying and being on the southern side of Brushy Creek Road, in the County of Greenville, State of South Carolina, being shown and designated at Lot No. 10 on a plat of Carriage Estates by C. O. Riddle, December 1965, recorded in the R.M.C. Office for Greenville County in Plat Book PPP at Page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brushy Creek Road, joint front corner of Lots 10 and 11 and running thence S. 4-27 W. 188 feet to an iron pin; thence N. 85-00 W. 100 feet to an iron pin, joint rear corner of Lots 9 and 10; thence with the joint line of said lots, N. 4-27 E. 187.2 feet to an iron pin on the southern side of Brushy Creek Road; thence with the southern side of Brushy Creek Road, S. 85-33 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Deed of John R. Fleming and Mary A. Fleming to be recorded herewith in the R.M.C. Office for Greenville County.



which has the address of 1218 Brushy Creek Road, Taylors, South Carolina 29687

(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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