

MORTGAGEES ADDRESS: P. O. Box 969  
Greer, S. C. 29651

1977 MAR 30

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# MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1977, between the Mortgagor, John E. Bradley and Carol B. Bradley (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1997.

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: on the northern side of Ashley Avenue, and being a portion of Lot #9 on plat of property of L. O. Patterson, prepared by G. A. Schuetz, and being more particularly described, according to a survey by J. C. Hill, Engineer, and having, the following metes and bounds, to-wit:

BEGINNING at a cross on a concrete driveway on the northern side of Ashley Avenue, the joint front corner of Lots 9 and 10 and running thence with Ashley Avenue S. 81 W. 20 feet to an iron pin; thence continuing with Ashley Avenue S. 87 W. 39.7 feet to the edge of a wall; thence with the eastern edge of said wall N. 9-10 E. 105.5 feet to an iron pin; thence S. 80-15 E. 58.4 feet to an iron pin at the joint corner of Lots 9 and 10; thence with the joint line of said Lots S. 9-45 W. 90.5 feet to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed from Glenn W. Settle and Jolene R. Settle, of even date and being recorded herewith.

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which has the address of 124 Ashley Avenue, Greenville, South Carolina (Street) (City) 29609 (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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