

FILED
GREENVILLE S.C.
JAN 10 1984
R.M.C. ASLEY

MORTGAGE

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THIS MORTGAGE is made this 6th day of January 1984, between the Mortgagor, John G. Bradfute and Cheryl Ann Bradfute (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street — Gaffney, South Carolina 29340 (herein "Lender").

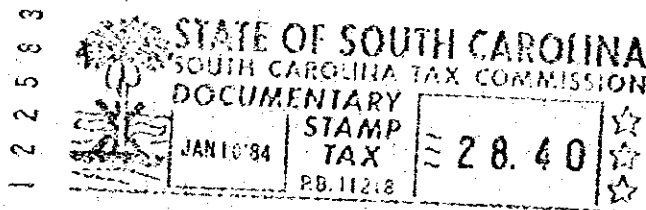
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy One Thousand and No/100 (\$71,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2014;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 328 of a subdivision known as Canebrake III according to plat thereof prepared by Arbor Engineering, Inc., dated November, 1980, being recorded in the R.M.C. Office for Greenville County in Plat Book 7X, Page 87 and Plat Book 7X, Page 97, revised and having, according to said plats, such metes and bounds as appears thereon.

This is the same property conveyed to the mortgagors by deed of Foothills Delta P recorded simultaneously herewith.

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which has the address of 106 Dekalb Drive 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 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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