

State of South Carolina

COUNTY OF

VOL 1691 PAGE 992 CUMS RE/ECO - 10

GREENVILLE S.C.
NOV 30 10 20 AM '84
DONNIE B. BRADLEY
R.M.C.

REAL ESTATE FUTURE ADVANCE MORTGAGE

Mortgagees Address:
Wunda Weave Federal Credit Union
P.O. Box 167
Greenville, S.C. 29602

WHEREAS, the said Franklin E. Bradley & JoAnne Bradley

_____ (mortgagor) in and by that certain agreement bearing date the 30th day of Nov.,

19 84, stand firmly held and bound unto Wunda Weave Federal Credit Union

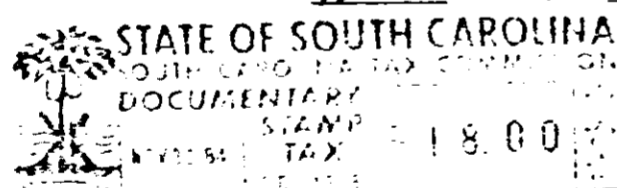
(mortgagee), for such existing indebtedness and all future advances for an amount not exceeding the maximum principal amount of \$ 60,000.00, plus interest thereon, attorney's fees, court costs, and any payments by the mortgagee for insurance, taxes, or repairs pursuant to the terms of that aforesaid open-end credit agreement;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee according to said open-end agreement has granted, bargained, sold and released and by those presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL of that piece, parcel, or lot of land situate, lying and being in Greenville, County, South Carolina, shown as Lot 26 of Section 2 of Hazelwood Subdivision, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D at Page 25 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of the right of way of Mellyn Street, the joint front corner of Lots 25 and 26 and running thence along said right of way, S. 38-41 W. 150 feet to an iron pin at joint front corner of Lots 26 and 27; thence turning and running S. 50-21 E. 277.3 feet to an iron pin; thence turning and running N. 29-20 E. 160 feet to an iron pin; thence turning and running, N. 52-14 W. 251.3 feet to an iron pin at the edge of the right of way of Mellyn Street, the point of the beginning; and being the same property conveyed to the grantor and grantee by deed of M.L. Landford dated August 17, 1978 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1085, Page 553.

This is the same property conveyed to the Mortgagor herein by deed of Henri P. Maussang of even date herewith recorded in Deed Book 1227, Page 678.



Together with all singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt, subject to change from time to time.

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