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MORTGAGE

THIS MORTGAGE is made this 1 day of February 1977, between the Mortgagor, ROBERT W. BRASWELL AND RUTH E. BRASWELL, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 FIFTY THOUSAND EIGHT HUNDRED TWENTY FIVE AND 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2007

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 or near the City of Mauldin, Greenville County, South Carolina, located on the southern edge of Muscadine Drive, and being shown and designated as Lot No 28 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, and recorded in Greenville County Plat Book 4-R at Page 71 and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the southern edge of Muscadine Drive at the joint front corner with Lot 27 and running thence with the southern edge of Muscadine Drive, N. 67-09 E., 78 feet to a point; thence S. 81-26 E., 42.67 feet to a point on the western edge of Shawn Drive, S. 50-00 E., 37.05 feet to the joint front corner with Lot 29; thence with the joint line of said lots, S. 13-09 W., 131.95 feet to the line of property now or formerly belonging to South Carolina National Bank as Trustee; thence with said South Carolina National Bank as Trustee property, S. 67-36 W., 55 feet to a point at the joint rear corner with Lot 27; thence with the joint line of said lots, N. 22-25 W., 161.53 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Werber Co., Inc. recorded February 9, 1978 in Deed Book 1013 at Page 23 in the RMC Office for Greenville County.

which has the address of 101 Muscadine Drive Mauldin, S.C. 29662 (herein "Property Address");
[Street] [City] [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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