

JUL 31 9 41 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1979, between the Mortgagor, Brookview Partnership, a partnership, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

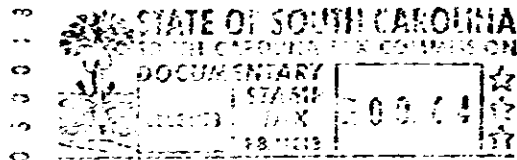
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Six Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2010.....;

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 the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on Brookview Circle, and being known and designated as the northeastern one-half of Lot No. 74 of Shannon Terrace, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book L, Page 91, and being more particularly described according to a plat of survey by Carolina Surveying Co. dated July 16, 1979, as follows:

BEGINNING at an iron pin on the southeastern side of Brookview Circle, which iron pin is in the center of the front line of Lot 74 and is 1404.3 feet from the intersection of Brookview Circle and West Paris Road, and running thence along Brookview Circle N 38-30 E 50 feet to an iron pin at the joint front corner of Lots 74 and 75; thence along the joint line of said lots S 47-34 E 186.1 feet to an iron pin at the joint rear corner of Lots 74 and 75; thence S 28-24 E 38.35 feet to an iron pin; thence a new line through Lot 74 N 51-20 W 192.4 feet to the beginning corner.

The above described property is part of the same conveyed to the mortgagor by Cecil D. Buchanan by deed dated May 10, 1978, and recorded on May 10, 1978, in the R. M. C. Office for Greenville County, S. C., in Deed Book 1078, Page 926.



GCTO
-----3
JL31
79

which has the address of No. 126 Brookview Circle Greenville
South Carolina, 29605 (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.

02120

4328 RV-2