

Mortgagee's Address: 301 College Street, Greenville, S. C. 29601

LEATHERWOOD, WALKER, TODD & MANN

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MERRISLEY

MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1979, between the Mortgagor, Alter E. Brooks, (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").

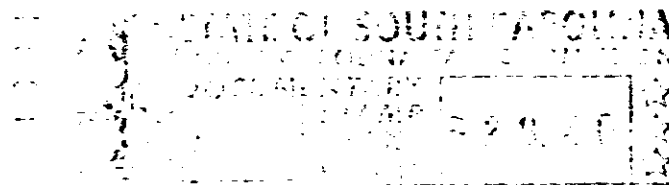
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-one Thousand and No/100 (\$71,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009;

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 certain piece, parcel or lot of land, located in the County of Greenville, State of South Carolina, being known and designated as Lot No. 15 of Merrifield Park, Section 2, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WW, at Pages 50 and 51, and having, according to a more recent plat entitled "Property of Alter E. Brooks" by Freeland & Associates, dated August 27, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Connecticut Drive with the joint front corner of Lots 14 and 15 and running thence with the line of Lot 14, S. 70-46 E. 175.75 feet to a point in the joint rear corner of Lots 15 and 16; thence with the line of Lot 16, S. 17-04 W. 116.7 feet to a point on the northern edge of Parliament Road; thence with Parliament Road, N. 75-55 W. 160 feet to an iron pin at the intersection of Connecticut Drive and Parliament Road; thence with the intersection of Connecticut Drive and Parliament Road, N. 28-42 W. 34 feet to a point on the eastern edge of Connecticut Drive; thence with Connecticut Drive the following courses and distances: N. 18-32 E. 71.8 feet to a point; N. 27-16 E. 37 feet to a point, the point of beginning.

Being the same property acquired by the Mortgagor herein by deed of Merrill Lynch Relocation Management, Inc., dated August 29, 1979, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1110, at Page 436.



which has the address of 203 Parliament Road Greenville, South Carolina 29607 (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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