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SOUTH CAROLINA

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MORTGAGE

DONN E. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 8th day of February, 1980, between the Mortgagor, Paul J. Brignet, Jr., (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").

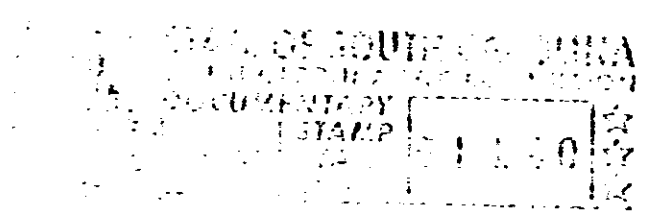
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and no/100ths (\$36,000.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the north side of Augusta Place Street, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 17 on map of Augusta Place, made by R. E. Dalton, May, 1923, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "F", pages 128-129, and having, according to a more recent survey made by R. E. Dalton, January 20, 1939, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Augusta Place Street, joint corner of Lots 16 and 17, said pin also being 60.23 feet east from the northeast corner of the intersection of Augusta Place Street with Fuller Street; and running thence with the line of Lot No. 16, N. 26-30 W. 203.3 feet to an iron pin; thence N. 63-30 E. 60 feet to an iron pin; thence with the line of Lot No. 18, S. 26-30 E. 198 feet to an iron pin on the north side of Augusta Place Street; thence with the north side of said Street, S. 58-30 W. 60.23 feet to the beginning corner.

This being the same property conveyed unto Paul J. Brignet, Jr. by deed of George A. Weathers and Sarah S. Weathers, dated and recorded concurrently herewith.



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which has the address of 203 East Augusta Place Greenville,
(Street) (City)
South Carolina (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.

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