

FILED  
GREENVILLE CO. S. C.  
FEB 17 10 03 AM '80  
DORRIS W. WEAVER  
R.M.C.

200: 1495 353

# MORTGAGE

THIS MORTGAGE is made this 8<sup>th</sup> day of February, 1980, between the Mortgagor, Larry N. Brewer and Donna D. Brewer, (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").

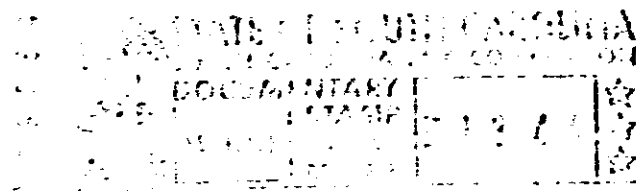
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Five Hundred Eighty-seven and 61/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 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 situate, lying and being on the eastern side of Overton Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 12 of a subdivision known as Cedar Vale, plat of which is recorded in the RMC Office for Greenville County in Plat Book 000 at Page 13 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Overton Avenue at the joint front corner of Lots 11 and 12 and running thence S 70-47 E 175 feet to an iron pin; thence S 19-11 W 100 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence N 70-47 W 175 feet to an iron pin on Overton Avenue; thence N 19-13 E 100 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of W. D. Flener and Judy L. Flener to be recorded herewith.



which has the address of 14 Overton Avenue, Greenville, South Carolina,  
(Street) (City)  
(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 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.

0.35

4328 RV.2

GCTC  
FEB 12 1980