

FILED
GREENVILLE CO S.C.
MAR 9 11 29 AM '83
DONNIE S. TANKERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1597 PAGE 242

MORTGAGE

THIS MORTGAGE is made this 23rd day of February, 1983, between the Mortgagor, John R. Brockman, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

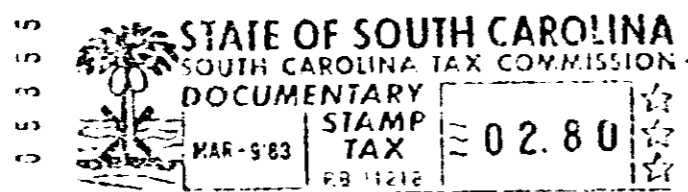
WHEREAS, Borrower is indebted to Lender in the principal sum of \$7000.00 (Seven thousand and 00/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated February 23, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March1, 1988.....;

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 Greenville Township, Greenville County, State of South Carolina, being known and designated as Lots No. 22 and 23, on the southeast side of Cloverdale Lane, in the subdivision of "Greenacre Dale" as shown on a plat by C. C. Jones, CE, dated June 1952, and recorded in Plat Book CC, Page 47, in the office of the Register of Mesne Conveyances for Greenville County, Greenville, South Carolina, and being more particularly described as follows:

BEGINNING at an iron pin on the southeast side of Cloverdale Lane being the front common corner of Lots 21 and 22, and running along the common line of Lots 21 and 22 N. 66-02 E. 157.2 feet to an iron pin; thence S. 21-13 E. 120 feet to an iron pin being the back common corner of lots 23 and 24; thence S. 66-02 W. 152.4 feet to an iron pin on Cloverdale Lane; thence N. 23-58 W. 120 feet along said Cloverdale Lane to the point of beginning.

This being the same property conveyed to the mortgagor by deed of E. L. McPherson, M.D. and recorded in the RMC Office for Greenville County on February 28, 1959 in Deed Book 618 at Page 59. Jamie Bradford Brockman died testate on December 29, 1969 leaving her interest in the property to John R. Brockman as appears in Apartment 1119 File 17.



which has the address of 3 Cloverdale Lane Greenville,
(Street) (City)
South Carolina 29607 (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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