

GREEN FILED
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DOWN

MORTGAGE

THIS MORTGAGE is made this 30th day of June 1983 between the Mortgagor, KIMBRELL DEEANNA BRATTAIN (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

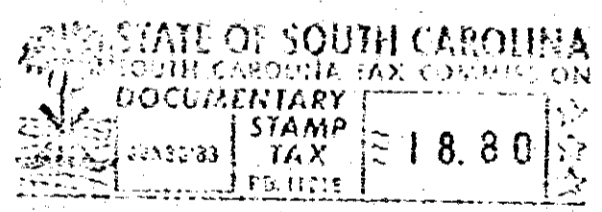
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND AND NO/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013

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, near the City of Greenville, known and designated as Lot No. 57 of the subdivision known as Augusta Circle, as shown on a plat of record in the R.M.C. Office for Greenville County, S. C., in Plat Book F, at Page 23, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin, the southeast corner of W. Augusta Drive and Tamassee Avenue, and running thence with said W. Augusta Drive S. 70-23 E. 86.3 feet to an iron pin; thence S. 21-35 W. 163.9 feet to iron pin in line of Lot No. 58; thence with line of said Lot No. 58, N. 71-35 W. 86.36 feet to iron pin on Tamassee Avenue; thence with said Avenue, N. 21-35 E. 165.6 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed dated June 23, 1983, from Bankers Trust of South Carolina, as Executor and Trustee of the Estate of Ruth Greene Bowen, to be recorded herewith.



which has the address of 105 Augusta Drive, Greenville, South Carolina 29605 (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 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.

4.00 CI

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