

# MORTGAGE

BOOK 1617 PAGE 402

THIS MORTGAGE is made this 10th day of June 19 83, between the Mortgagor, James Frank Bradley and Mary Ellen M. Bradley (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty six Three Hundred ninety two & 40/100 thousand Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 20, 1993

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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, and containing 2.5 acres according to "Plat of Property of Jack M Clark" prepared by John E Woods, R.L.S., on June 2, 1971, recorded in Plat Book 4K, page 131, R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to wit:

Beginning at a nail and cap in or near the center line of Holcombe Road, joint corner with property now and formerly of J.C. James Estate, and running thence along joint line with said Estate, N. 20-00 E., 594.4 feet to an iron pin; thence turning and running, S. 78-49 E., 176.0 Feet to an iron pin; thence turning and running along joint lines with property now or formerly of Clark, S. 19.06 W., 495.2 feet; thence S. 22-48W., 133.2 feet to a nail and cap in or near the center of Holcombe Road; thence along said Holcombe Road, N. 67-46 W., 175.0 feet to a nail and cap, the point of beginning.

Being a portion of the property conveyed to Jack M Clark by deed of William Thomas Mobley, et al, recorded March 17, 1965, in Deed Book 769, Page 303, R.M.C. Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed by deed of Jack M Clark unto James Frank Bradley and Mary Ellen M Bradley, dated 6-20-77 recorded 6-22-77 in volume 1059 at page 86 of the RMC Office for Greenville County, Greenville SC

which has the address of Rt. 4, Box 286, Piedmont, SC 29673 (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.

