

First Federal Savings & Loan Ass'n
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304
R.H.C.

MORTGAGE

VOL 1648 PAGE 579

THIS MORTGAGE is made this 17th day of February 1984, between the Mortgagor, EDWARD N. BRADSHAW and JUDITH ELAINE BRADSHAW (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-TWO THOUSAND AND NO/100 (\$82,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1984 (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, 2014.

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 further 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 lot of land situate on the westerly side of Briarwood Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 100 on a plat of Holly Tree Plantation, Phase III, Section II, dated April 3, 1979, prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 7-C at page 27 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Briarwood Drive at the joint front corner of Lot 100 and Lot 101, and running thence with Lot 101, N. 78-13 W. 160.49 feet to an iron pin at the joint rear corner of Lot 100 and Lot 101; thence N. 19-30 E. 61.95 feet to an iron pin; thence N. 4-00 W. 15 feet to an iron pin; thence N. 86-51 E. 148.5 feet to an iron pin on Briarwood Drive; thence with said drive, S. 5-24 W. 115 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Franklin Enterprises, Inc. dated February 17, 1984, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
FEB 27 1984
32.80

LOVE, LINDA L. ARNOLD & YOUNGSON
2868) Not. P.M. got
Edward N. Bradshaw, et al
F.B. 4

which has the address of 501 Briarwood Drive, Simpsonville, SC 29681
(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.

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