

APR 8 11 56 AM '77  
DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 8th day of April, 1977,  
between the Mortgagor, Billy James Brucke  
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand Eight Hundred (\$24,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the 1st day of April, 2006;

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:

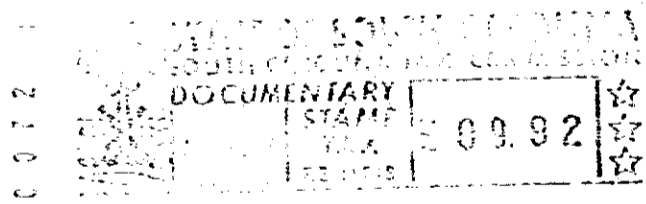
All that certain piece, parcel or lot of land situate, lying and being in Oneal Township, Greenville County, State of South Carolina, being known and designated as Lot 11 on a plat recorded in the Register of Mesne Conveyances for Greenville County in Plat Book 4H at Page 115 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on Oneal Church Street at the joint corner of Lots 10 and 11 and running thence with the common line of Lots 10 and 11, S. 16-14 E. 164 feet to an iron pin; turning and running thence with the common line of Lots 8 and 11, S. 76-55 W. 150 feet to an iron pin; turning and running thence with the common line of Lots 11 and 12, N. 16-14 W. 172 feet to an iron pin at the edge of Oneal Church Street; turning and running thence along the edge of Oneal Church Street, N. 80-12 E. 150 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements, and rights-of-way existing and affecting said property.

This is the property conveyed to the grantors herein by deed dated March 8, 1969, and recorded in the R. M. C. Office for Greenville County in Deed Book 865, at Page 500.

The grantee will pay the 1977 property taxes.



which has the address of Route 3, Brown Street Greer  
(Street) (City)  
South Carolina 29651 (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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