

FILED
GREENVILLE CO. S. C.
SEP 16 3 07 PM '79
DONNIE C. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 14th day of September, 1979, between the Mortgagor, JAMES LEARY BUILDERS, INC., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 THIRTY-EIGHT THOUSAND and No/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010.

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 the State of South Carolina, County of Greenville, and being known and designated as Lot No. 167 on plat of BRENTWOOD, SECTION No. IV, recorded in the RMC Office for Greenville County in Plat Book 5-D, Page 43, and also as shown on a more recent plat. entitled, "Foundation Survey Lot No. 167 Brentwood Section No. IV" prepared by Richard D. Wooten.

Being the same property conveyed to the mortgagor herein by deed of Rackley, Builder-Developer, Inc., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
15.23
FEE

17499

Linda L. Smith

11-19-79

Judy Mullins

Donnie C. Tankersley
R.H.C.

which has the address of Lot 167, Brentwood Way

S. C. (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 stop, 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

GREENVILLE CO. S. C.
FRI SEPT 14 1979
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