

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

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GREENVILLE CO. S. C.

JAN 5 3 28 PM '72

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 7th day of December, 1972 between the Mortgagor, J. M. Bridges

(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 Thousand and 00/100-- (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1972 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009 *J.M.B.*

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 with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10 of a subdivision known as Woodruff Road Heights as shown on plat thereof prepared by Jones Engineering Service dated November 17, 1970 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-G, at Page 159, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Lori Drive, joint front corner of Lots Nos. 9 and 10; and running thence S. 32-41 E. 88.3 feet to a point; thence S. 21-41 E. 94.5 feet to a point; thence S. 00-19 W. 94.5 feet to a point; thence S. 11-19 W. 80 feet to the joint corner of Lots 10 and 11; thence with the joint line of said lots, N. 78-41 W. 350 feet to the joint corner of Lot 6; thence S. 11-01 W. 91.5 feet to the joint corner of Lots 7, 9 and 10; thence S. 56-00 W. 312.8 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of A. M. Bridges, dated January 17, 1972, and recorded in the R.M.C. Office for Greenville County on January 18, 1972 in Deed Book 934, at Page 110.

DEPARTMENT OF REVENUE
STAMP TAX \$12.00

which has the address of Route 5, Box 324, Lori Drive, Simpsonville,
South Carolina, 29681 (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.

SOUTH CAROLINA — PUBLIC RECORDS — INSTRUMENTS

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