

REC. S. C.
AUG 17 1980
GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1980, between the Mortgagor, Thomas C. Brewer and Marie A. Brewer, (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 Ninety-nine Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008.

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 County of Greenville, State of South Carolina, being known and designated as a portion of Lot 7 as shown on plat prepared by Arbor Engineering, entitled "Property Survey for Thomas C. & Marie A. Brewer" dated March 20, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-A, at page 18, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by deed of William R. Fairbanks dated June 9, 1980, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1127, at page 144 on June 9, 1980.

which has the address of Route 7, Phillips Trail Greenville, S. C. 29609 (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 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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