

FILED  
GREENVILLE CO. S. C.  
AUG 28 12 50 PM '80  
DONALD S. TANKERSLEY  
R.M.C.

1513 PAGE 482

# MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1980, between the Mortgagor, Thomas P. Brennan and Mary J. Brennan, (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").

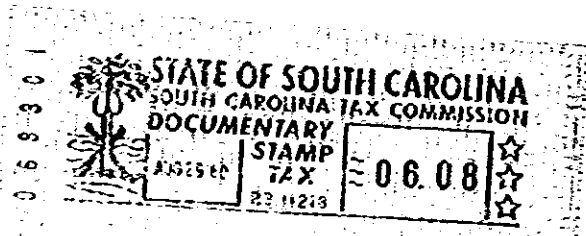
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Two Hundred and No/100 (\$15,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September, 1, 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 City of Greenville, County of Greenville, State of South Carolina, on the northwestern corner of the intersection of Garraux Street with Elizabeth Street shown as Lot No. 3 on plat of property of S. O. Skelton recorded in Plat Book F, page 51, RMC Office for Greenville County and being more particularly described on plat of property of William Guy Davis, prepared by J. C. Hill dated October 12, 1959 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the north side of Garraux Street, joint corner of Lots 2 and 3 and running thence along line of Lot 2, N.12-00 E. 150 feet to an iron pin on the south side of a 10 foot alley; thence along said alley S. 66-17 E. 52.5 feet to an iron pin on the west side of Elizabeth Street; thence along Elizabeth Street, S. 12-00 W. 150 feet to an iron pin and the intersection of Garraux Street and Elizabeth Street; thence along Garraux Street N. 66-17 W. 52.5 feet to the beginning.

This being the same property conveyed to the mortgagors by deed of Cecil W. Redd of even, date to be recorded herewith.



which has the address of 23 Garruax Street Greenville, South Carolina (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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