

GREENVILLE, S.C.
DEC 7 2 45 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1559 PAGE 197

MORTGAGE is made this Fourth day of December 1981, between the Mortgagor, Helen T. Riley Adams (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The State of South Carolina, whose address is 500 E. Washington Street, Greenville, SC (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two thousand seven hundred and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated December 4, 1981 (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, 2002.

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 piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Unit No. 7-D in Briarcreek Condominiums Horizontal Property Regime, situate on or near the southerly side of Pelham Road in the City of Greenville, as more particularly described in Master Deed and Declaration of Condominium, dated September 20, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 956 at page 99 and Certificate of Amendment, dated November 29, 1973, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 989 at page 205.

This being the identical property conveyed to the mortgagor by deed of Yeargin Properties, Inc., recorded on April 26, 1976 in Deed Book 1035 at page 274 of the RMC Office for Greenville County.



which has the address of Unit 53, Briarview Circle Greenville South Carolina 29607 (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 seized of the estate her, by 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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