

GREENVILLE CO. S. C.
MAR 24 1 44 PM '82
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1566 PAGE 379

MORTGAGE

THIS MORTGAGE is made this twenty-third (23) day of March, 1982, between the Mortgagor, Ronald A. Brooks, Sr., and Ronald A. Brooks, Jr., (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 One Hundred Fifty and no/100 (\$15,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2003.....;

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:

in the City of Greenville, at the southwestern corner of the intersection of Brookside Avenue and Hillside Circle and being known and designated as Lots Nos. 9 and 10 as shown on a plat of Property of C.F. Putman, recorded in the RMC Office for Greenville County in Plat Book H, at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Brookside Avenue and Hillside Circle and running thence with Hillside Circle, S. 31-20 W. 184 Feet to an iron pin; thence continuing with said Hillside Circle, S. 84-15 W. 36.2 feet to an iron pin, joint rear corner of Lots 9 and 10; thence continuing with said Circle in a southwesterly direction, 200 feet to an iron pin; thence N. 47-38 E. 80 feet to an iron pin; thence N. 39-20 feet E. 80 feet to an iron pin; thence N. 29-52 E. 78 feet to an iron pin; thence N. 25-05 E. 78 feet to an iron pin; thence N. 15-12 E. 75 feet to an iron pin; thence N. 07-35 E. 38.5 feet to an iron pin on Brookside Avenue; thence with said Avenue, S. 44-19 E. 120 feet to the point of beginning.

This is the same property conveyed unto the Mortgagors herein by Deed of C.E. Robinson recorded on the 24th day of March, 1982, in Volume 1164 at page 299, records of the RMC for Greenville County.



which has the address of 108 Brookside Drive Greenville,
(Street) (City)

South Carolina 29607 (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.