

S.C.
PH '82
WERSLEY

MORTGAGE

BOOK 1576 PAGE 779

3720

THIS MORTGAGE is made this 30th day of July 1982, between the Mortgagor, M. Thomas Edwards, Jr. & Janet Roberts Edwards (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of The United States, whose address is Post Office Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$32,000.00 (Thirty two thousand and no/100) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 August 1, 2012;

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 in the County of Greenville, City of Greenville, State of South Carolina, on Brookview Circle, being shown and designated as Lot #73 on a plat of Shannon Terrace recorded in the RMC Office for Greenville County, S.C., in Plat Book G at page 261, reference being made to said plat for a more complete description thereof. This is the property conveyed to the Mortgagors herein by Deed of Caroline A. Causby, formerly known as Caroline A. Crain, dated July 30, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1171 at Page 115.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 31 1982
\$12.00

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which has the address of 122 Brookview Circle, Greenville (Street) (City) S.C. 29605 (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.

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