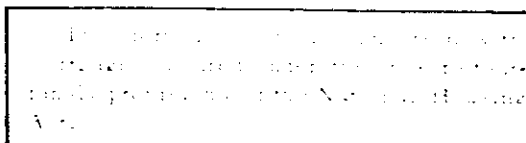


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SOUTH CAROLINA
FHA FORM NO. 2175-
(Rev. March 1971)

MORTGAGE



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES E. BRUSTER AND LEONIE C. BRUSTER

GREENVILLE, SOUTH CAROLINA,

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **MOLTON, ALLEN & WILLIAMS, INC.**

a corporation organized and existing under the laws of **THE STATE OF ALABAMA** hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **TWENTY-EIGHT THOUSAND FIFTY AND NO/100THS-----** Dollars (\$**28,050.00-----**), with interest from date at the rate of **EIGHT-----** per centum **8-----** per annum until paid, said principal and interest being payable at the office of **MOLTON, ALLEN & WILLIAMS, INC.**

in **BIRMINGHAM, ALABAMA**

or at such other place as the holder of the note may designate in writing, in monthly installments of **TWO HUNDRED FIVE AND 89/100THS-----** Dollars (\$**205.89-----**), commencing on the first day of **MAY** 1975 and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **APRIL** 2005.

NOT KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **GREENVILLE** State of South Carolina:

ALL that certain lot of land with the improvements thereon located at the Southwest corner of the intersection of Earle Street and Wilton Street in the City of Greenville, shown on a plat of property of James E. Bruster and Leonie C. Bruster recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-K at Page 88, with the courses and distances set forth on said plat.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinafove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, true, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness covered by the said note, at the times and in the manner therein provided. Priority is reserved to pay the debt in whole or in part, or to make or cause to be made, monthly payments on the principal that are not due on the date of such payment, until the entire indebtedness is paid in full, and that the entire sum of principal and interest shall be paid when the entire indebtedness is paid in full.

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