

**MORTGAGE**

THIS MORTGAGE is made this 29th day of September, 1975, between the Mortgagor, Benjamin E. Brooks and Clara L. Brooks

and the Mortgagee, Carolina Federal Savings & Loan Association (herein "Borrower"), a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-NINE THOUSAND TWO HUNDRED & 00/100----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2000

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 State of South Carolina, County of Greenville, in Butler Township, being shown and designated as Lot #3 on a plat of Property of Baxter P. and Ellie Freeman, prepared by H. S. Brockman, dated April 30, 1952 and on a more recent plat of Property of Benjamin E. and Louise L. Brooks, prepared by J. E. Sirrine Company, Engineers, dated June 16, 1975 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Oak Grove Lake Road at the joint front corner of lots 2 and 3 and running thence with the joint line of lots 2 and 3, N. 42-22 W., 207.3 feet to an iron pin; thence N. 14-45 E., 119.0 feet to an iron pin at the joint rear corner of lots 3 and 4; thence with the joint line of lots 3 and 4, S. 44-21 E., 272.68 feet to an iron pin on the northwestern side of Oak Grove Lake Road; thence with the edge of said road, S. 47-45 W., 100.0 feet to an iron pin; being the point of beginning.

This is a portion of that property conveyed to the mortgagors by deed recorded in the RMC Office for Greenville County in deed book 1019 at page 945.



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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:**

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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