

JAN 27 12 24 PM '76

DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1358 PAGE 970

THIS MORTGAGE is made this 26th day of January, 1976, between the Mortgagor, T. Walter Brashier (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four thousand and no/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 26th, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Eunice Drive and being shown and designated as Lot 4 on plat of Randwood subdivision; said plat recorded in the R. M. C. Office for Greenville County in Plat Book 5D at page 84, prepared by Campbell & Clarkson, Surveyors and dated August 20, 1975, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Eunice Drive at the joint front corner of Lots 3 and 4; thence, N. 42-18 W., 156.21 feet to an iron pin; thence, N. 26-10 E., 66 feet to an iron pin; thence, S. 49-41 E., 183.74 feet to an iron pin on the northern side of Eunice Drive; thence with Eunice Drive, S. 48-54 W., 85 feet to an iron pin, the point of beginning.

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which has the address of Lot 4, Eunice Drive, Greenville, South Carolina (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 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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