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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of January, 1976, between the Mortgagor, L. L. Bridgeman and Jeanette S. Bridgeman (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of -- THREE THOUSAND AND NO/100 (\$3,000.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated January 27, 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, 1981

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: City of Greer, Chick Springs Township, being known and designated as Lot No. 20 of a subdivision known as "Marchant Place" and according to the plat recorded in Plat Book C at page 197 and by plat prepared by Kermit T. Gould on November 5, 1972, having the following metes and bounds, to-wit:

BEGINNING at an existing iron pin on the bank of Albert Street and running along Albert Street S. 9-30 E. 60 feet to a new iron pin; thence S. 80-30 W. 185.4 feet to a new iron pin; thence N. 0-14 W. 60.8 feet to an existing iron pin; thence N. 80-30 E. 167.2 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed recorded in Deed Book 985 at page 585, R.M.C. Office for Greenville County.

The above referred to plat prepared by Kermit T. Gould on November 5, 1972, is recorded in Plat Book 4-T, page 35, R.M.C. Office for Greenville County.



which has the address of 102 Albert Street, Greer, South Carolina 29651 (herein "Property Address");
(State and Zip Code) (Street) (City)

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 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.