

GREENVILLE S.C.
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Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1978, between the Mortgagor, JAMES GARY BRAMLETT, (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Thirty-Five Thousand and NO. /100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of January, 2009;

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:

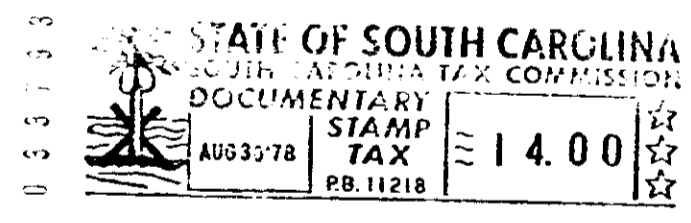
ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, O'Neal Township, being bounded on the north-west side by lands of Kirk Willis, on the northeast side by other lands of Ida Mae P. Rollins and on the south side by a county road that leads off of the Pennington Road, and being a lot out of tract No. A-6 as shown in deed recorded in the office of the R.M.C. for Greenville County in Deed Book 140 at page 244, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said County Road where the line crosses the said road and runs thence with the Kirk Willis common line and a line ditch, N. 48-20 E. 406.5 feet to an iron pin in the said line ditch; thence a new line, S. 52-55 E. 434 feet to an iron pin on the north bank of the said road; thence with the said road, S. 89-20 W. 650 feet to the beginning corner, containing Two and NO/100-- (2.00) acres, more or less.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Ida Mae P. Rollins recorded in Deed Book 901 page 139 on October 23, 1970 in the RMC Office for Greenville County.

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which has the address of Route #3, Greer, (City) S. C. 29651 (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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