

301 College St.  
Greenville, S.C.

RILEY & RILEY

FILED  
GREENVILLE CO. S.C.

BOOK 1445 PAGE 725

SEP 23 11 29 AM '78

RECORDED AT 11:29 AM '78

# MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1978, between the Mortgagor, James Douglas Bryant and Janet T. Bryant, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

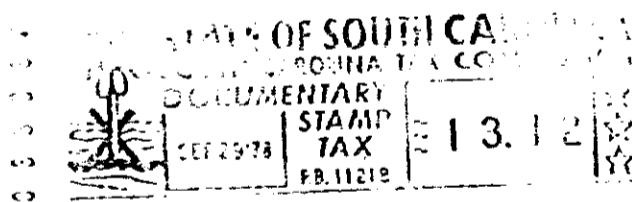
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand, Seven Hundred, Fifty & No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008

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 or hereafter to be constructed thereon, situate, lyng and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 162 on plat of Avon Park, recorded in Plat Book KK at Page 71 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Marlow Lane at the joint corner of Lots 161 and 162 and running thence with the common line of said Lots, S. 20-09 E. 176.5 feet to an iron pin in line of Lot 165; thence N. 83-34 E. 137.3 feet to an iron pin at the joint rear corner of Lots 162 and 164; thence with the line of Lot No. 162, N. 20-09 W. 115 feet to an iron pin on the Southern side of Marlow Lane; thence S. 69-51 W. 122.8 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Joseph T. Barksdale, Jr. and Susan Jones Barksdale, of even date, to be recorded herewith.



which has the address of 14 Marlow Lane, Taylors, South Carolina 29687,  
(Street) (City)

(State and Zip Code) (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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