

FILED
GREENVILLE CO. S.C.
T 2 8 42 AM '78
CLERK OF DISTRICT COURT
R.M.C.

BOOK 1445 PAGE 872

MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1978, between the Mortgagor, **Ronald Dale Brewton and Karen B. Brewton** (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").

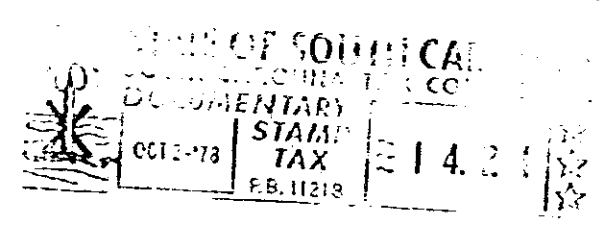
WHEREAS, Borrower is indebted to Lender in the principal sum of **---Thirty-Five Thousand Six Hundred and NO/100---** Dollars, which indebtedness is evidenced by Borrower's note dated **September 29, 1978** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **first day of March, 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 piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, located about three miles north of the City of Greer, being known as all of Lots TWENTY NINE AND THIRTY ONE (29 and 31) on a plat known as HILLIDAY HILL, made by John A. SIMMONS, Surveyor, dated Aug. 5, 1961, and recorded in plat book RR page 91, Greenville County, R.M.C. Office and together having the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the north side of Motherwell Drive and Mosteller Drive, and runs thence with Mosteller Drive, N. 76-33 E. 146 feet to an iron pin; thence S. 6-15 E. 67 feet to an iron pin; thence S. 58-15 E. 86.7 feet to an iron pin; thence S. 8-45 W. 126 feet to an iron pin; thence S. 63-15 E. 37 feet to an iron pin; thence S. 3-55 W. 43.4 feet to an iron pin; thence N. 86-00 W. 252 feet to an iron pin on Motherwell Drive; thence therewith N. 4-00 E. 246 feet to the beginning corner.

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 being the same property conveyed to grantor recorded in Deed Book 1058 page 993 in the R.M.C. Office for Greenville County on June 21, 1977 by deed of Bruce Durham and Charles Fisher.



which has the address of **Motherwell Drive, Holliday Hills, Greer,** (Street) (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 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.

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