

APR 30 2 26 PM '79

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this.....30th.....day of.....April....., 19..79 between the Mortgagor, s., Theodore. C. Breimann and Avinell. M. Breimann,..... (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN....., a corporation organized and existing under the laws of the United States of America....., whose address is 201 Trade Street,..... Fountain Inn, S. C. 29644..... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand, five hundred .. and no/100ths. (\$21,500.00).Dollars, which indebtedness is evidenced by Borrower's note dated... April 30, 1979..... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on... May 1, 2009;.....

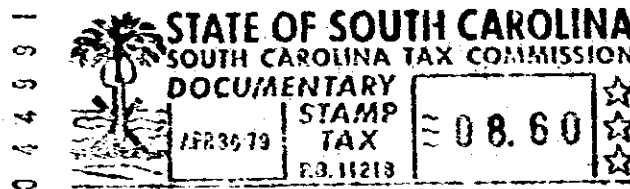
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements and buildings thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the Southwest corner of the intersection of Beechwood Drive and Beechwood Drive South, near the town of Simpsonville, South Carolina, being known and designated as Lot No. Twenty-five (25) on plat of Beechwood Hills recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at page 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of Beechwood Drive and Beechwood Drive South and running thence along the West side of Beechwood Drive South, S. 20-03 E. 124.6 feet to an iron pin; thence still along said Drive, S. 32-14 E., 50.8 feet to an iron pin; thence along the line of Lot 24, S. 35-42 W., 147.2 feet to an iron pin on the Northeast side of an unnamed street; thence along said unnamed street, N. 30-02 W., 255.4 feet to an iron pin at corner of said unnamed street and Beechwood Drive; thence along the South side of Beechwood Drive, N. 45-48 E., 88.6 feet to an iron pin; thence continuing with the curve of Beechwood Drive (the chord of which is N. 78-20 E. 42 feet) to an iron pin; thence continuing with the curve of Beechwood Drive (the chord of which is N. 73-18 E., 41.3 feet) to the beginning corner.

AND being the same property conveyed unto mortgagors herein by deed of George R. Wood and Marian E. Wood dated April 30, 1979, recorded April 30, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1121 at page 465.

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which has the address of... Lot 25, Beechwood Drive, Beechwood Hills Subdivision....., [Street] [City] Simpsonville, S.C. 29681.. (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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