

MORTGAGE

FILED GREENVILLE CO. S
MAY 29 11 15 AM 1979

THIS MORTGAGE is made this 29th day of May, 1979, between the Mortgagor, David W. Brady and Joy L. Estes, (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").

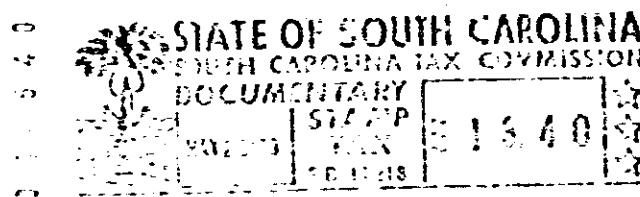
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Five Hundred and No/100 (\$33,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 lot of land in Greenville County, State of South Carolina, in Greenville Township, situated on the Northern side of Cureton Street, in the City of Greenville, being shown as Lot No. 7 and 10 feet off the Western side of lot No. 8 of Block F as shown on plat entitled "Property of David W. Brady and Joy L. Estes", made by Carolina Surveying Co., recorded in Plat Book 7F at Page 44, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Cureton Street, at joint front corner of lots 6 and 7, of Block F, and running thence along the Northern side of Cureton Street, N. 63-35 E. 70 feet to an iron pin in front line of lot No. 8, said pin being 10 feet East from the joint front corner of Lots 7 and 8; thence through lot 8, N. 26-18 W. 160 feet to an iron pin in rear line of lot 8; this pin being 10 feet from the joint corner of lots 7 and 8; thence S. 63-35 W. 70 feet to an iron pin at corner of lots 6 and 7; thence along line of lot No. 6, S. 26-18 E. 160 feet to iron pin on Cureton Street, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Claude Delk Holcombe, Jr., as recorded in the RMC Office for Greenville County, S.C. in Deed Book 1103 at Page 483, on May 29, 1979.



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which has the address of 115 Cureton Street, Greenville, South Carolina (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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