

FILED  
S. C.  
APR 14 '80  
ASLEY

BOOK 1500 PAGE 396

# MORTGAGE

THIS MORTGAGE is made this 10th day of April, 19 80, between the Mortgagor, J. Bryan Little, Jr., (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 Thirteen Thousand Five Hundred Twenty-six and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated April, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April, 2004.....;

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 unit situate, lying and being in the County of Greenville, State of South Carolina known as all of Unit 6-E of Town Park of Greenville, Horizontal Property Regime, described more fully in Master Deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 891, at Page 243, and as amended by amendment to said Master Deed recorded in said R.M.C. Office in Volume 920 at Page 305, reference to which documents are expressly craved for a more detailed description.

The above property is shown more fully on plat recorded in the R.M.C. Office for Greenville County in Plat Book 4G at Pages 173, 175 and 177.

Being the same property conveyed to the Mortgagor herein by deed of Frank P. McGowan, Jr., said deed being dated April 10, 1980 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1123, at Page 229.

which has the address of Unit 6-E, Town Park Condominiums 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 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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