

FILED
OFFICE OF THE CLERK OF COURT
SOUTH CAROLINA

JUN 15 PM '80

DOUGLAS W. WYERSLEY
CLERK

BOOK 1505 PAGE 977

MORTGAGE

THIS MORTGAGE is made this 23rd day of June 1980, between the Mortgagor, J. Bryan Little, Jr. and Berkeley H. Little (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

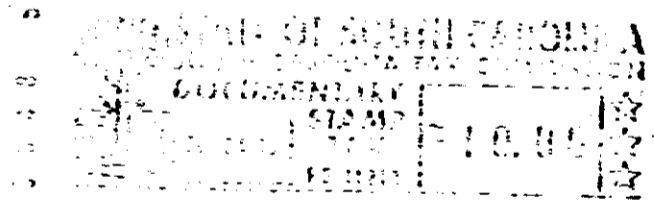
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 38 as shown on plat of Alta Vista, Property of R.B.R. Land Development Company, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 20, and more particularly described as follows:

BEGINNING at a point on Fairview Avenue, joint corner of Lots Nos. 37 and 38 and running thence along joint line of said lots, S. 85-40 E. 175 feet to point on rear of Lot No. 52; thence along line of Lot No. 52 and Lot No. 51, N. 4-15 E. 70 feet to corner of Lot No. 39; thence along joint line of Lots Nos. 38 and 39 N. 85-40 W. 175 feet to point on Fairview Avenue; thence along line of Fairview Avenue S. 4-15 W. 70 feet to beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of I. L. Donkle, Jr., Annelle D. Huffman and Kathleen D. Wilson dated March 30, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1076 at Page 600.



which has the address of 219 Fairview Avenue, Greenville (Street) (City) South Carolina (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.

9977

4328 RV-2