

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

S.C.  
JUL 11 1980  
SLEY

THIS MORTGAGE is made this 7th day of July 1980, between the Mortgagor, John L. Bruin (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100-- (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 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, 1995

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 situate, lying and being in the State of South Carolina, County of Greenville, in Ward 2 of the City of Greenville, on the west side of Bennett Street.

BEGINNING at a stake on the west side of said Bennett Street, a distance of 395 feet south of the southwest corner of Stone Avenue and Bennett Street and running thence S. 20-19 W., with Bennett Street 55 feet, and running in a westerly direction, in parallel lines 217 feet to the back line of Lot 39 and being Lot No. 40, Section H of a plat of Stone Land Company, said plat recorded in Plat Book A, Pages 337-345.

This is the same property conveyed to the mortgagor by deed of Blanche Attaway Winter recorded in the R.M.C. Office for Greenville County on July 8<sup>th</sup>, 1980, in Deed Book 1128, Page 308.

which has the address of 117 Bennett Street Greenville South Carolina (herein "Property Address");  
[Street] [City] [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 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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