

JUL 16 11 24 AM '80

THIS MORTGAGE is made this 16th day of July 19. 80, between the Mortgagor, JAMES C. BRAMLETTE and PAMELA R. BRAMLETTE (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").

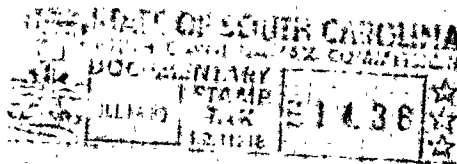
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND NINE HUNDRED Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 on the edge of the circular turnaround at the terminus of Tollgate Court, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot 33 on a Plat of THE CEDARS, recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 93, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the edge of the circular turnaround at the terminus of Tollgate Court, at the joint front corner with Lot 32, and running thence with Lot 32, S 85-30 W, 149.3 feet to an iron pin on the line of property now or formerly of Coleman; thence with said Coleman line, N 15-09 W, 107 feet to an iron pin at the joint line with property now or formerly of Gresham and Howard; thence with said Gresham and Howard line, N 69-17 E, 79.6 feet to an iron pin at the joint rear corner with Lot 34; thence with the line of Lot 34, S 56-42 E, 151 feet to an iron pin on the edge of Tollgate Court; thence with the circular turnaround of Tollgate Court, the chord of which is S 44-24 W, 25 feet to an iron pin; thence S 18-24 W, 20 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of James Michael Garrett and Carolyn S. Garrett by deed dated July 16, 1980, to be recorded simultaneously herewith.



which has the address of 108 Tollgate Court Simpsonville, S. C. 29681 (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.

UL1800 525 4.00CI

904

4328 IV-2