

# MORTGAGE

THIS MORTGAGE is made this 10th day of July, 1980, between the Mortgagor, Steve Bridges and Joyce Bridges, (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 Five Thousand Three Hundred Fifty Nine & 68/100 (\$5,359.68) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 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, 1980.....;

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 in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Garrett Street and being known and designated as Lot No. 82 on a plat of BISHOP HEIGHTS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

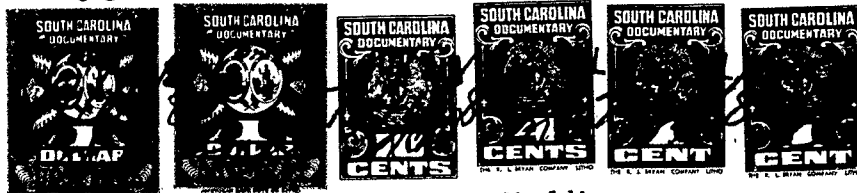
Beginning at an iron pin on the western side of Garrett Street at the joint front corner of Lots 81 and 82 and running thence with the common line of said Lots N. 64-18 W. 200 feet to the joint rear corner of said Lots; thence N. 25-42 E. 105 feet to the joint rear corner of Lots 82 and 83; thence with the common line of said Lots S. 64-18 E. 200 feet to an iron pin on Garrett Street; thence with said Street S.25-42 W. 105 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 826 at Page 609.

This being the same property conveyed to the mortgagor herein by deed of D. T. Green, Jr. and recorded in the RMC office for Greenville County on June 4, 1973 in Deed Book #976 and Page #71.

This is a second mortgage and is junior in lien to that mortgage executed to Steve Bridges and Joyce Bridges which mortgage is recorded in RMC office for Greenville County in Book #1279 and Page #543.



which has the address of 304 Garrett St. Mauldin, (City)

S. C. 29662 (herein "Property Address"); (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 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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