

AUG 21 4 27 PM '80
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

1512 138

0 1 3 6

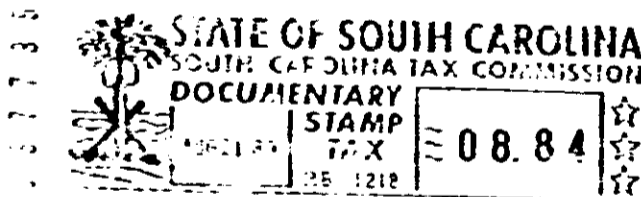
THIS MORTGAGE is made this 21st day of August 1980, between the Mortgagor, Ronald A. Brooks, Jr. and Laura G. Brooks (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Assc., a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY TWO THOUSAND ONE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 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 October 1, 2005

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 those pieces, parcels or lots of land situate, lying and being at the Southeastern corner of the intersection of Converse Street and Brookside Drive, in the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 15 and a portion of Lots 16 and 17 of a subdivision known as Hillside Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book F at page 100; also known as the Property of Marie P. Bradley by plat recorded in the RMC Office for Greenville County in Plat Book FFF at Page 165, said lot having such metes and bounds as shown on the latter plat.

This being the same property conveyed to the mortgagors herein by deed of Southern Bank and Trust Company (Greenville, South Carolina) as Executor of the Estate of Marie Pridmore Bradley, recorded herewith.



which has the address of 128 Converse Street Greenville S.C. (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.

4328 RV-2