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MORTGAGE

GREENVILLE, S.C.
1980 SEP 23 3 28 PM '80
DOWNEY BANKERS

THIS MORTGAGE is made this 25th day of September 1980 between Mortgagor, DAVID REID BRANON and KAY CASTLOW BRANON (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 25, 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 April 1, 2011

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, with all buildings and improvements now or hereafter constructed thereon, situate, lying and being at the northeastern corner of the intersection of Redbud Lane with Smilax Court, in Greenville County, South Carolina, being shown and designated as Lot No. 60 on a plat of GREEN VALLEY ESTATES, made by Piedmont Engineering Service, dated December 20, 1957, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, pages 2 and 3, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Redbud Lane at the intersection thereof with Smilax Court at the joint front corners of Lots No. 59 and 60 and running thence with the northeastern side of Redbud Lane and Smilax Court the following courses and distances, to-wit: N. 54-28 W., 20 feet to a point, N. 81-54 W., 46.1 feet to a point, N. 46-10 W., 101.6 feet to a point, N. 34-25 W., 64.6 feet to a point, S. 80-18 W., 65.4 feet to the joint front corners of Lots Nos. 60 and 61; thence with the common line of said lots, N. 26-15 W., 269.8 feet to an iron pin at the joint rear corners of Lots Nos. 60 and 61; thence with the golf course, S. 80-54 E., 250.2 feet to an iron pin at the joint rear corners of Lots Nos. 59 and 60; thence with the common line of said lots, S. 19-04 E., 318.2 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the Mortgagors by deed of Liberty Life Insurance Company, recorded in Deed Book 1090, page 494 on October 24, 1978.

which has the address of Lot 60, Redbud Lane and Smilax Court, Greenville County South Carolina (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.

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