

FILED  
GREENVILLE CO. S. C.  
OCT 2 2 42 PM '80  
DONNIE W. SANDERSLEY  
R.M.C.

1518 775

## MORTGAGE

THIS MORTGAGE is made this 2nd day of October, 1980, between the Mortgagor, Nancy A. Broz

(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").

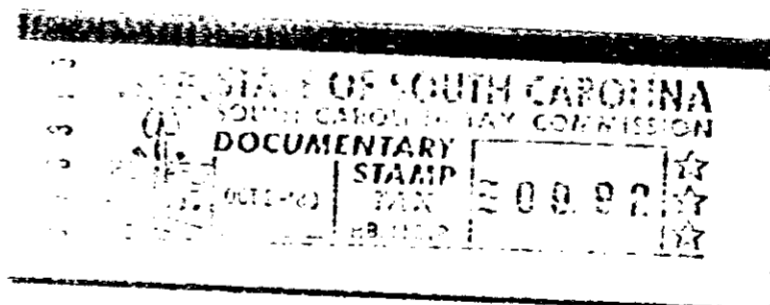
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Eight Hundred and No/100 (\$24,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 that piece, parcel or lot of land in Butler Township, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot #5 on the eastern side of Fairlane Circle in the subdivision known as Laurel Heights, being more particularly described in plat recorded in Plat Book KK at Page 33 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairlane Circle, joint front corner of Lots 5 and 6, and running thence along the line of Lots 5 and 6, N. 71-47 E. 172.1 feet to an iron pin; thence N. 7-13 E. 140 feet to an iron pin at the rear of lots 5 and 1; running thence S. 58-11 W. 240.7 feet to an iron pin on the eastern side of Fairlane Circle; thence with Fairlane Circle on the curve, the chord of which is S. 19-48 E. 70 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed from Arthur Lee Chitwood and Olivia Chitwood dated October 2, 1980, and recorded in the RMC Office for Greenville County October 2, 1980, in Deed Book 1134 at Page 729.



which has the address of 1 Fairlane Circle, Greenville,  
(Street) (City)  
South Carolina 29607 (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 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.