

FILED
GR... CO. S. C.
11 39 AM '80

MORTGAGE

1980

THIS MORTGAGE is made this 6th day of October, 1980, between the Mortgagor, Roscoe J. Breazeale (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-five Thousand and no/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 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 6, 1995;

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 in Park Place, Greenville County, South Carolina, bounded by Talley Street, Goldsmith Street, and Loom Street, and being described as follows:

BEGINNING at an iron pin on the southerly side of Talley Street which iron pin is 143.6 feet from an iron pin at the southwest corner of the intersection of Talley Street and Hammett Street, and running thence along the southerly side of Talley Street N. 68-30 W. 440 feet to an iron pin at the corner of Goldsmith Street; thence along Goldsmith Street S. 21-30 W. 190 feet to an iron pin on the northerly side of Loom Street; thence along the northerly side of Loom Street S. 68-30 E. 433 feet to an iron pin; thence N. 25-20 E. 100 feet to a point; thence N. 21-30 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by deed of even date.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
TAX \$ 26.00

which has the address of Talley and Loom Streets, Greenville (City)
South Carolina 29609 (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.

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