

**MORTGAGE**

BOOK 1525 PAGE 69

THIS MORTGAGE is made this 18th day of November 19 80, between the Mortgagor, Kenneth J. & Colleen M. Braid (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ Seven Thousand Five Hundred which indebtedness is evidenced by Borrower's note dated November 18, 1980 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on December 1, 1990.

TO SECURE to Lender 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, 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:

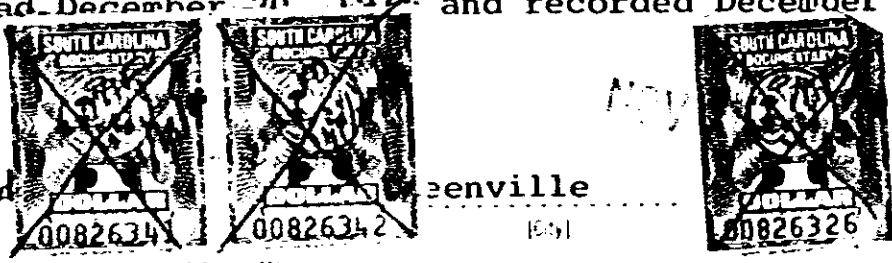
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 67 on plat of Dove Tree Subdivision dated September 18, 1972, prepared by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Dove Tree Road at the joint front corner of Lots 66 and 67 and running thence along Dove Tree Road, S25-57 W 140 feet to an iron pin; thence S 70-08 W. 35.85 feet to an iron pin on Roper Mountain Road; thence with said Road, N 65-40 W 119 feet to an iron pin; thence N 29-43 E 115.5 feet to an iron pin; thence N 21-29 E 50 feet to an iron pin; thence S 65-52 E 140.4 feet to the point of beginning.

The property conveyed herewith is conveyed subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is a portion of the property conveyed to Grantor by deed from Malcolm C. Davenport, et al dated December 20, 1971 and recorded December 21, 1971 in Deed Book 932 at Pa

which has the address of 1 Dove Tree Road Greenville South Carolina 29607 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

1525 69

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