

FILED
GREENVILLE CO. S. C.
DEC 15 AM '80
SONNERSLEY
R.M.C.

BOOK 1526 PAGE 366

MORTGAGE

THIS MORTGAGE is made this TWENTY-EIGHTH day of NOVEMBER, 1980, between the Mortgagor, CECIL P. LEAVITT, (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 NINETEEN THOUSAND THREE HUNDRED AND NO/100ths (\$19,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 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 December 1, 2003.....;

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 12 of BRIDGEVIEW HORIZONTAL PROPERTY REGIME, as is more fully described in Master Deed dated June 30, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 948 at Pages 23 through 79, inclusive, as amended by Amendment to Master Deed Establishing Bridgeview I Horizontal Property Regime, dated February 15, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Volume 967 at Pages 645 through 652, inclusive, and survey and plat plan recorded in the R.M.C. Office for Greenville County in Plat Book 4-S at Pages 92 and 93

This being the same property conveyed to the Mortgagor herein by deed of William J. and Margie R. Butler dated November 28, 1980, and recorded simultaneously herewith.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of #12 Bridgeview Condominiums, Hunts Bridge Road, Greenville, (Street) (City) South Carolina 29611 (State and Zip Code) (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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