

FILED  
APR 21 11 55 AM '81  
DONNIE TANKERSLEY  
R.M.C.

GREENVILLE CO. **RENEGOTIABLE RATE**  
**MORTGAGE**

RECORDED BY MARCELO THOMASON  
FILE # 27645 AND DM# REC. LH  
N. O. # 30,000 P. Bryan  
Bk. Br. # 540.10-1-54

THIS MORTGAGE is made this 20th day of April 1981, between the Mortgagor, James P. Bryan and Donna G. Bryan (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The 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 Fifty-one thousand eight hundred and 00/100 (\$51,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1986 (herein "Note"), providing for monthly installments of principal and interest until (end of Initial Loan Term), with 5 Renewal Loan Terms, with adjustments in the interest rate, the initial interest rate being 15 1/2%. The final maturity day of this Mortgage is May 1, 2011.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, as the same may be renegotiated under the terms of the Note at the end of the Initial Loan Term or any Renewal Loan Term, (b) 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 (c) 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 lot of land situate on the southwestern side of Dewberry Lane, in the County of Greenville, State of South Carolina, being shown as Lot No. 50 on a plat of Dove Tree Subdivision recorded in Plat Book 4-R at Pages 8 & 10 in the Office of the RMC for Greenville County, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Dewberry Lane at the joint front corner of Lot 49 and Lot 50 and running thence with Dewberry Lane S 51-31 E 26.5 feet to an iron pin; thence with said lane S 46-33 E 114 feet to an iron pin at the joint front corner of Lot 50 and Lot 51; thence with Lot 50 S 50-14 W 148.8 feet to an iron pin; thence N 66-58 W 10 feet to an iron pin; thence N 53-17 W 67.3 feet to an iron pin; thence N 46-05 W 45.9 feet to an iron pin at the joint rear corner of Lot 49 and Lot 50; thence with Lot 49 N 43-02 E 156.9 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Threatt Enterprises, Inc. dated and recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 20.00  
FEB 22 1981

which has the address of Lot 50, Dovetree S/D, Greenville, 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 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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