

REC'D JUN 20 AM '81
RECORDERS OFFICE
GREENVILLE S.C.

BOOK 1545 PAGE 326

MORTGAGE

THIS MORTGAGE is made this 25th day of June, 1981 between the Mortgagor, Samuel P. Bryant and Lynn M. Bryant, (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").

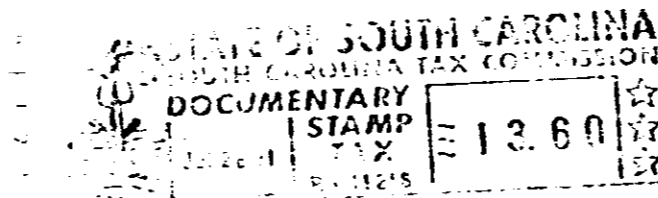
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand and No/100--- (\$34,000.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July.1.,..2006..;

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 with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 of a subdivision known as Canebrake I as shown on a plat prepared by Enright, Associates, dated August 18, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5D at Page 95 and 96 and being more particularly described on said plat as follows:

BEGINNING at an iron pin on the northwestern side of Canebrake Drive at the joint front corner of Lots Nos. 3 and 4 and running thence with the joint line of said lots N. 37-22 W. 132.69 feet to an iron pin; thence N. 52-21 E. 90 feet to an iron pin at the joint rear corner of Lots 4 and 5, thence with the joint line of said lots S. 36-47 E. 142.72 feet to an iron pin on the northwestern side of Canebrake Drive, thence with the northwestern side of Canebrake Drive in a northwesterly direction following the curvature thereof, an arc distance of 89.01 feet to the beginning corner (the radius thereof being 1,850 feet).

This being the same property conveyed to the mortgagors herein by deed of W. Harold Christian, Jr. and Connie S. Christian of even date and to be recorded herein.



which has the address of 111 Canebrake Drive, Greer,
(Street) (City)
S.C. (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 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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