



MORTGAGE

BOOK 1559 PAGE 281

THIS MORTGAGE is made this 25th day of November 1981, between the Mortgagor, David L. Bruin (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 five thousand eighty three dollars and 04/100ths (\$5,083.04) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 Dec. 1, 1986

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:

Beginning at a point on the west side of said Bennett Street at a point 100 feet north from the northern edge of Russell Avenue and running thence N.10-30 E. 65 feet to corner; thence N. 70-30 W 155 feet to another corner; thence S.19-30W. 65 feet to corner; thence S. 70-30 E. 155 feet to the beginning corner. Together with any interest the grantors may have to the use of an alley or strip of land lying north of described lot adjacent thereto and extending to the creek. This said strip of land being intended for the use and benefit of lots adjacent thereto. The lot in question consists of rear portions of Lot Nos. 42 and 43 and a 70 foot strip off the rear of Lot No.41, and as shown on plat of "North Hills" recorded in Plat Book H, at Page 90, in the RMC Office for Greenville County, South Carolina. 500-35-1-50

This is same property conveyed to Mortgagor herein by deed of Edith Stroud Hearn, October 27, 1978.



GC10 -3 DE 881 017 4.0000

which has the address of 605 Bennett Street Greenville, S.C. 29609 (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.

0.28

4328 RV-2