

FILED
G.P. S.C.
MAR 1 12 52 PM '82
DONNA HENDERLEY
R.M.C.

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Mortgagees address:
Post Office Box 408
Greenville, SC 29602

MORTGAGE

THIS MORTGAGE is made this 26th day of February, 1982, between the Mortgagor, Kenneth E. Bruning and Janet D. Bruning, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Fifty-two thousand seven hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2007;

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 or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of Stonehedge Drive, being shown and designated as Lot Number 59 on plat of Section I, Foxcroft subdivision, recorded in Plat Book 4-F at pages 2,3 and 4 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Stonehedge Drive, said pin being at the joint front corner of Lots 59 and 60 and running thence with the common line of said lots, N 3-49 W, 165 feet to an iron pin; thence, S 86-11 W, 130 feet to an iron pin, the joint rear corner of lots 58 and 59; thence with the common line of said lots, S 3-49 E, 165 feet to an iron pin on the northerly side of Stonehedge Drive; thence with the northerly side of said Drive, N86-11 E, 130 feet to an iron pin, the point of beginning.

DERIVATION: Deed of C. Darrell Stringer and Jane T. Stringer recorded March 1, 1982 in Deed Book 1163 at page 73

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
21.08
FEB 11 1982

which has the address of 13 Stonehedge Drive, Greenville, Sc 29615,
(Street) (City)
(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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