

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } S.S.:

JAN 28 3 59 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN **RONNIE S. TANKERSLEY**
R.M.C.

JAMES A. BRUORTON, III and LINDA A. BRUORTON

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA

, a corporation
, hereinafter
organized and existing under the laws of **The United States**
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of **FORTY-FOUR THOUSAND AND NO/100** Dollars (\$ 44,000.00).

with interest from date at the rate of **TWELVE** per centum (**12**%)
per annum until paid, said principal and interest being payable at the office of **First Federal Savings and Loan Association**
of **South Carolina, 301 College Street** in **Greenville, South Carolina**
or at such other place as the holder of the note may designate in writing, in monthly installments of **Four Hundred Sixty-Three**
and **76/100** Dollars (\$ 463.76),
commencing on the first day of **March**, 19 **83**, and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of **February, 2008**.

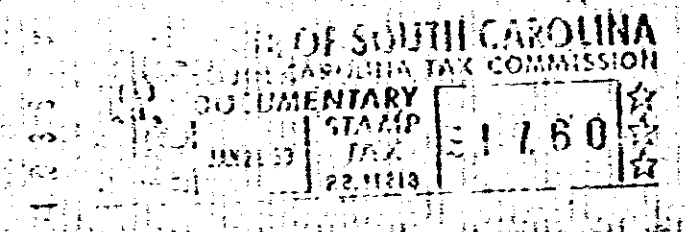
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by
the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,
the following-described real estate situated in the County of **Greenville**
State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South
Carolina, County of Greenville, being known and designated as Lot No. 61 on plat of **FORRESTER**
WOODS, SEC. 3, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 51 and
also as shown on a more recent survey prepared by **Freeland & Associates**, dated December 30,
1982, entitled "Property of James A. Bruorton, III and Linda A. Bruorton", recorded in the
RMC Office for Greenville County in Plat Book **9-6**, Page **65**, and having, according to the
more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Rockbridge Road, joint corner of Lots 61 and
64 and running thence along said Rockbridge Road, N 16-52 E 60.0 feet to an iron pin; thence
still along Rockbridge Road, N 9-34 E 116.9 feet to an iron pin at the intersection of Rock-
bridge Road and Cold Springs Road; thence with said intersection, N 64-30 E 28.7 feet to an
iron pin; thence along the southern side of Cold Springs Road, S 60-30 E 100.0 feet to an
iron pin; thence turning and running along the line of Lot 62, S 16-56 W 165.0 feet to an
iron pin; thence turning and running along a portion of the line of Lot 64, N 77-50 W 104.1
feet to an iron pin on the eastern side of Rockbridge Road, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of **Terry E. Rosamond** and
Deborah Rosamond, to be recorded herewith.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and
lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.
The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on
the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.