

FILED
GREENVILLE
JUN 21 11 53 AM '83
DONALD R. H. C. LEY

MORTGAGE

1612 page 341

THIS MORTGAGE is made this 23rd day of June 1983, between the Mortgagor Harold B. Bridgeman and Joan P. Bridgeman (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-FOUR THOUSAND AND NO/100 (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2008;

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, situate, lying and being in the State and County aforesaid, on Paris Mountain, on the West side of Lake Circle Road, being known and designated as Lot No. Fourteen (14) as shown on plat of property of William C. Bomar, Jr., and Barbara B. Bomar prepared by Webb Surveying & Mapping Co., dated August 2, 1965, which plat is recorded in the R.M.C. Office for said County in Plat Book KKK at page 79-A, and being more particularly described according to said plat as follows: Beginning at an iron pin on the West side of Lake Circle Road, joint front corner with Lot No. 15 as shown on said plat, and running thence with the joint line of said lots S. 71-02 W. 427.1 feet to an iron pin, joint rear corner of said lots; thence N. 29-30 W. 360 feet to an iron pin, joint rear corner with Lot No. 13 as shown on said plat; thence with the joint line of said Lots Nos. 13 and 14, N. 79-12 E. 434.8 feet to a point on the West side of Lake Circle Road (iron pin back on line at 5 feet), joint front corner of said Lots Nos. 13 and 14; thence with the West side of Lake Circle Road S. 3-49 E. 190 feet to an iron pin and S. 25-12 E. 110 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is a portion of the property conveyed to William E. Bomar, Jr., and Barbara B. Bomar (now Barbara Bomar Cartwright) by The Citizens and Southern National Bank of South Carolina, as Trustee, by deed recorded in said Office on August 3, 1965, in Deed Book 779 at page 232. The said William E. Bomar, Jr., conveyed his undivided one-half interest in and to the above described property to Barbara B. Bomar (now Barbara Bomar Cartwright) by deed recorded in said Office on March 14, 1983, in Deed Book 1184 at page 361. This is the same property conveyed to the Mortgagors herein by Barbara Bomar Cartwright (formerly Barbara B. Bomar) by deed to be recorded forthwith in said Office. See also corrective deed of Citizens and Southern National Bank of South Carolina, as Trustee under the H. Grice Hunt Trust Agreement dated December 28, 1961, to Barbara Bomar Cartwright which deed will be recorded forthwith in said Office.

which has the address of Route 12, Lake Circle Dr. 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 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.

420 3 45281A01

4328-172