

MORTGAGE

RECORDED
1259 AM
S. C.

THIS MORTGAGE is made this 10th day of February 19.84., between the Mortgagor... Elizabeth M. Brookshire and Aileen L. Brookshire (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 Twenty Thousand Two Hundred and no/100 (\$20,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2004.

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 piece, parcel or lot of land lying, being and situate on the Northwest side of Lanford Street in the Town of Greer, County and State aforesaid, and having the following courses and distances, to-wit: Beginning at an X in concrete on the Northwest side of said street, and running thence N.72-20 W.81.18 feet to an Iron Pin, thence N.15-21 E.50 feet to an Iron Pin, thence S.72-20 E.83.20 feet to an Iron Pin on the Northwest side of Lanford Street, thence with the Northwest side of Lanford Street S.17-40 W.50 feet to the beginning point. This being a part of the property which was conveyed to D. Allen West by Helen Jones Austin by deed recorded in the R. M. C. Office for said County on May 10, 1977 in Deed Book 1056, page 288. And this being the same property which was conveyed to mortgagors herein by D. Allen West and Kay W. West (also known as Kay G. West) by deed which will be recorded forthwith in the said office. For a more particular description see plat prepared for D. Allen West by John A. Simmons, Registered Surveyor, dated Jan. 20, 1984 and which plat will be recorded forthwith in said R. M. C. Office.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY TAX STAMP
FEB 23 1984
08.08

which has the address of 105 Lanford Street Greer S. C. 29651 (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.