

FILED
GREENVILLE, S.C.
MAR 29 1 43 PM '84
MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1984, between the Mortgagor, BEN H. BRYANT and FRANKIE RAY BRYANT, (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 Twelve Thousand, Five Hundred, Sixty-Five & 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 March 1, 1995.....;

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, Highland Township, containing 1.20 acres more or less and being more particularly described as follows:

BEGINNING at a nail and stopper in the center of the Pink Mill Dill Road and joint corner with Jerry Runion and running thence with the center of said road N. 66-04 E. 241 feet to a nail and stopper in the center of said road joint corner with M.C. Taylor; thence with M.C. Taylor's line S. 23-56 E. 335 feet to an old iron pin on line; thence continuing on this same course for a total distance of 433.3 feet to an iron pin (New Corner) on the Jerry Runion line; thence with Jerry Runion's line N. 53-01 W. 495.8 feet to the beginning corner, as shown upon plat by Wolfe & Huskey, Inc., Engineering and Surveying, Lyman, S.C. dated September 14, 1977 for Clifford Howard.

DERIVATION: See Deed of J.W. Barbare dated January 3, 1978 and recorded in the Greenville County R.M.C. Office in Deed Book 1072, Page 472.

This is a second mortgage and junior in lien to none.

BB#0629.02-01-017.04

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
\$ 05.04

SCTD
--- 1 MR29 84
031
4.2001

which has the address of Rt. 3, Greer, (Street) (City)
South Carolina 29651 (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 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.

0410

4328-W-2