



MORTGAGE

THIS MORTGAGE is made this 26th day of July 1984 between the Mortgagor, Frank N. Bradley and Sheila M. Bradley (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 1090 - Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four thousand five hundred seventy four and 29/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 August 1, 1989

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 of lot of land, situate, lying and being in Greenville County, S.C., near Landrum on the eastern side of S.C. Hwy. 116, as shown on Tax Map No. Part 625.1-1-22;

BEGINNING at a point in center line of S.C. Hwy. 116, joint front corners of property of Alvin Howard and Jerry Nodine, thence with Nodine line S-76-45 E 212 feet to an iron pin, common corner of Alvin Howard; thence with new line S-60-29 E 107.7 feet to an iron pin; thence S-24-01 W 122.7 feet to an iron pin; thence N-58-20 W 51 feet to an iron pin; thence N-89-37 W 131 feet to an iron pin; thence N-55-49 W 138.5 to a railroad spike in center line of said Hwy. 116; thence with center line of said Hwy. N-19-44 E 115 feet to the POINT OF BEGINNING and containing one (1) acre.

The above said one (1) acre is the exact lot of land conveyed by Deed of Alvin Howard dated February 22, 1978 to Frank Norris Bradley and Sheila Marie Bradley and recorded in the RMC Office of Greenville County S.C. in Deed Book Volume _____ at Page _____.



which has the address of ... Route 3, Box 220 Landrum (City)

South Carolina 29356 (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.

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