

First Federal of South Carolina
301 College Street
Greenville, S.C. 29601

05-333112-1

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MORTGAGE

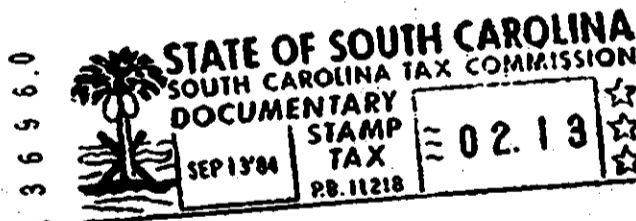
THIS MORTGAGE is made this 11th day of September, 1984, between the Mortgagor, ADRON E. BREWSTER and CHARLOTTE S. BREWSTER, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$7,081.13, Seven thousand, eighty one dollars and 13/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 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 September 1994

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 of South Carolina, County of Greenville, on the western side of West Monticello Road and being designated as Lots 57 and 58 on plat of MONTICELLO ESTATES recorded in the RMC Office for Greenville County, S.C., in Plat Book EE at Page 168, and being more particularly described according to a plat of the PROPERTY OF ADRON E. BREWSTER AND CHARLOTTE S. BREWSTER prepared by Freeland and Associates, dated May 19, 1983, recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-R at Page 38, and having such metes and bounds as shown on said plats.

This being the same property conveyed to the Mortgagors herein by deed of American Federal Savings and Loan Association recorded May 23, 1983, in the RMC Office for Greenville County, S.C., in Deed Book 1188 at Page 688.



which has the address of Lots 57 and 58, West Monticello Road, Greenville, South Carolina 29607 (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.

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