

GREENVILLE CO. S. C.
FILED
AUG 30 PM '79

MORTGAGE

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THIS MORTGAGE is made this 29th day of August 1979, between the Mortgagor, VIOLA F. BRYSON (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand Three Hundred and No/100 (\$22,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1979 (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, 2009, and obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the Mortgagor herein and her heirs, administrators, executors and assigns.

This is the identical property conveyed to the Mortgagor herein by deed of C. R. Maxwell, dated August 29, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1110 at page 429, on August 30, 1979.

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which has the address of Unit 16, Balfer Court Greenville South Carolina 29615 (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 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.

SOUTH CAROLINA-1547-7-675-FRMA, FRMC, FARMER INSTRUMENT

MORTGAGE

MAY 26 1981

UNRECORDED AND UNFILED
Carroll & Associates
Greenville, S.C.
3/21/81
Janet E. Fleming

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