



**MORTGAGE**

BOOK: 1619 PAGE: 616

THIS MORTGAGE is made this 12th day of July 19 83, between the Mortgagor, Roy E. Bryant (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 7,592.04 which indebtedness is evidenced by Borrower's note dated July 12, 1983 and extensions and renewals thereof therein "Note", providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1988

TO SECURE to Lender 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, 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 County, State of South Carolina:

ALL that certain piece, parcel or lots of land in Greenville Township, near the City of Greenville, being known as Lot Nos. 32 and 34 of Pendleton Heights, as shown on plat of property made by W. D. Neves, December 1912, and recorded in the RMC Office for Greenville County in Plat Book E at Page 72. Reference is hereby made to said plat for a more complete description.

THIS being the same property conveyed to the Grantors herein by a certain deed conveying Lot No. 32 from Marion Harris, dated January 4, 1978, and thereafter filed on January 10, 1978, in the RMC Office for Greenville County in Deed Book 1071 at Page 620. ALSO, being the same property known as Lot No. 34 conveyed to the Grantors herein by deed of Shirley Heffington dated January 4, 1978, and thereafter filed on January 10, 1978, in the RMC Office for Greenville County in Deed Book 1071 at Page 619.

THIS conveyance is made subject to any and all restrictions, easements, rights of way or zoning ordinances that may appear of record on the recorded plat(s) or on the premises.

(14)-250-235-1-6, 7

AS part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage given by the Grantors herein to Pickensville Investment Co. on January 18, 1978, in the original amount of \$6,000.00 and filed in the RMC Office for Greenville County in Mortgage Book 1421 at Page 250, and having a present balance due of \$4,270.41.

THIS is a first mortgage on Lot 32, Gentry Street, Pendleton Heights.

which has the address of Lot 32 Pendleton Heights, Gentry Street, Greenville South Carolina 29611 (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 and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold estate, hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to the circumstances of fact.

The Lender agrees to hold the Property as follows:

- 1. Payment of Principal and Interest.
- 2. Funds for Taxes and Insurance.

SOUTH CAROLINA

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