

FILED  
 GREENVILLE CO. S. C.  
 FEB 2 12 53 P.M. '81  
 ANNIE S. TANNERSLEY  
 R.M.C.  
 DEC 4 1981  
 13395

LONG, BLACK & GASTON  
 MORTGAGE  
 75-1662  
 1331  
 2.0000

THIS MORTGAGE is made this 2nd day of February, 1981, between the Mortgagor, JOHN W. BROOKS, JR., AND SUSAN AVALON BROOKS (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, to be due on February 1, 2011.

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 piece, parcel or lot of land situate, lying and being on the Northwestern side of Redcliffe Road, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 11 as shown on a plat of Section III, Pelham Estates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-G at page 13, and having, according to said plat and according to a more recent plat entitled "Property of John W. Brooks, Jr., and Susan Avalon Brooks", dated January 12, 1981, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Redcliffe Road at the joint front corner of Lots Nos. 10 and 11, and running thence

GCTO -----3 DE 4 81 057