

Mortgagee's mailing address: 203 State Park Road, Travelers Rest, South Carolina 29690

1979 OCT 27 AM 10:57
GREENVILLE S. C.
TRAVELERS REST

MORTGAGE

Vol 1415 p. 333

THIS MORTGAGE is made this 24th day of August 1979, between the Mortgagor, Charles B. Brown (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 February 1, 2005.

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, being known and designated as Lot 20 Westcliffe, Addition to Section 2 as shown on plat prepared by Piedmont Engineers & Architects dated April 3, 1970 and recorded in the RMC Office for Greenville County in Plat Book 4F at Page 32 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Saluda Lake Road West at the joint front corner of Lots 20 and 19; running thence along the line of Lot 19 S. 3-46 E. 131.15 feet to an iron pin, joint rear corner of Lots 20, 19 and 18; running thence along the line of Lot 18 S. 54-04 W. 143 feet to an iron pin; running thence N. 3-35 W. 173.6 feet to an iron pin on the southeastern side of Saluda Lake Road West; running thence along the southeastern side of Saluda Lake Road West N. 70-52 E. 125 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Bobby Joe Jones Builders, Inc. of even date and to be recorded herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA, ON OCTOBER 27, 1979, AT 10:57 AM.

OCTO 27 1979 1215

which has the address of Lot 20 Saluda Lake Road West 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, 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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