

FILED  
GREENVILLE CO. S. C.

BOOK 1555 PAGE 902

OCT 22 12 02 PM '81

# MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this <sup>R.M.C.</sup> 21st day of October 1981, between the Mortgagor, Edward F. Brown & Virginia M. Brown, Gulf States Mortgage Co., Inc., a corporation organized and existing under the laws of Georgia, whose address is 2625 Cumberland Parkway, Atlanta, Georgia, 30339 (herein "Lender").

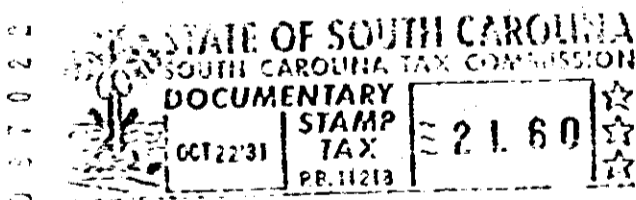
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand and No/100 (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 21, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the easterly side of Tanager Circle, near the City of Greenville, and being known and designated as Patio Home Lot No. 50 as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 7-X, at Page 79 and also being known and designated as the property of Virginia M. Brown on a survey made by C.O. Riddle dated October 16, 1981 and having, according to said most recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Tanager Circle at the joint front corner of Lots 50 and 51 and running thence with the eastern side of said Tanager Circle N. 1-24 E. 50 feet to an iron pin at the joint front corner of Lots 49 and 50; thence running with the common line of Lots 49 and 50 S. 88-36 E. 114.41 feet to an iron pin at the joint rear corner of Lots 49 and 50; thence turning and running S. 1-24 W. 50 feet to an iron pin at the joint rear corner of Lot 50 and Lot 54; thence turning and running N. 88-36 W. 114.41 feet to the iron pin at the point of BEGINNING.

The above-described property is the same acquired by the Mortgagor by deed from Cothran & Darby Builders, Inc., dated October 17, 1981 to be recorded herewith. NOTE: Mortgagor, Edward F. Brown, has no legal interest in the above-described real estate. Derivation: Deed Book 1157 Page 143.



which has the address of 50 Tanager Circle Greer South Carolina 29651 (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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