

GREENVILLE CO. S. C.

MORTGAGE

OCT 8 1 22 PM '82

THIS MORTGAGE is made this 8th day of October 1982, between the Mortgagor, Edward R. Brown and Maria L. Brown

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

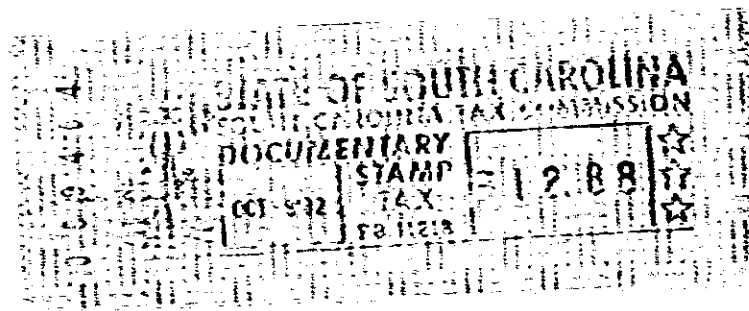
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two thousand one hundred forty three + 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 7, 1992.

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 and lot of land lying, being and situate in the County of Greenville, State of South Carolina, and being more particularly described on a plat entitled "Property of Jesse L. Bozard and Betty E. Bozard", made by R. B. Bruce, registered surveyor, dated January 30, 1974 and recorded in the RMC Office for Greenville County in Plat Book 4W at Page 124. Said plat being craved for the metes and bound description thereon.

THIS being the same property conveyed to the Mortgagor's herein by Deed of Wilford Diston and Irene E. Diston, dated October 8, 1982, and filed of even date herewith.

THIS mortgage is second and junior lien to that certain first mortgage held by Collateral Investment Company, dated January 4, 1973, in the original amount of \$50,000.00.



which has the address of Route 6, Mac's Road Piedmont, S.C. 29673 (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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