

# MORTGAGE

Documentary Stamps are figured on  
the amount financed \$ 7,578.85



THIS MORTGAGE is made this 7th day of July 1983 between the Mortgagor, William K. and Evelyn C. 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 Seven thousand Five Hundred Seventy Eight and 85/100 (7,578.85) Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 1983 (Herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1984

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 a portion of Lot 159 as shown on plat of property entitled "Property of John W. Vess, Sr. and Mary Nell Lindsey Vess", prepared by Jones Engineering and dated September 12, 1980, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Overbrook Road and running thence N. 69-47 E. 100 Feet to an iron pin; thence continuing along said Road, N. 66-53 E. 172.4 feet to an iron pin; thence turning and running N. 28-12 W. 85 feet to an iron pin; thence turning and running along Walnut Street, S. 46-24 E. 25.7 feet to an iron pin on Overbrook Road, the point of beginning.

This being a portion of the same property conveyed to the grantors herein by deed of Raymond M. Giehner, dated September 27, 1979 and recorded in the RMC Office for Greenville County on October 10, 1979 in Deed Book 1112 at page 574.

### DERIVATION CLAUSE:

This is that same property conveyed by deed of Mary Nell L. Vess to William K. Brown and Evelyn C. Brown dated March 31, 1983, recorded April 6, 1983 in volume 1185 at page 831 of the R. M. C. Office for Greenville, County, S.C.

which has the address of 50 Walnut Street Greenville South Carolina 29601 (Herein "Property Address").  
(State and Zip Code)

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 and the tenfold estate of this Mortgage, is on a leasehold, are herein referred to as the "Property".

Borrower covenants that Borrower is the sole owner of the property and as such has the right to mortgage, grant and convey the Property, that the Property is not subject to any other mortgage, lien, claim or debt, and that the Property is not subject to any other mortgage, lien, claim or debt, and that the Property is not subject to any other mortgage, lien, claim or debt, and that the Property is not subject to any other mortgage, lien, claim or debt.

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