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GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY  
R.M.C.

BOOK 1357 PAGE 944

# MORTGAGE

THIS MORTGAGE is made this 14th day of January 1976, between the Mortgagor, Thomas M. Brown and Shirley M. Brown (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-ONE THOUSAND SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, at the intersection of Pryor Road and Nova Street, and being known and designated as Lot No. 22, as shown on a Plat of Avondale Forest, Section II, made by Piedmont Engineers and Architects, and recorded in the R.M.C. Office for Greenville County, in Plat Book BBB, at Page 37, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Nova Street, at the joint front corner of Lots 22 and 23; and running thence along the joint line of said Lots S. 48-44 W. one hundred sixty-nine and six-tenths feet to an iron pin; thence running S. 41-16 E. ninety-two and two-tenths feet to an iron pin on the western side of Pryor Road; thence with the line of Pryor Road N. 49-49 E. one hundred forty-four and six-tenths feet to an iron pin at the intersection of Pryor Road and Nova Street; thence with the curve of said intersection, the chord being N. 4-00 E. thirty-five and one-tenths feet to an iron pin on the southwestern side of Nova Street; thence with the line of said Nova Street N. 41-16 W. seventy feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.



which has the address of 203 Pryor Road Greenville,  
[Street] [City]  
South Carolina (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 (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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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