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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1977, between the Mortgagor, J. E. Brown (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND AND NO/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1977 (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 1, 2002;

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 lot of land located in the State of South Carolina, County of Greenville, about four miles north of Greer, on the southeast side of Gap Creek Road and on the northwest side of Jug Factory Road, containing 2 acres, more or less, and being shown and designated as Lot No. 1 on a survey entitled "Property of Harold D. Brown" dated December 3, 1975, by R. B. Bruce, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail in intersection of Gap Creek Road and Jug Factory Road, and running thence with Gap Creek Road N. 27-00 W. 320.7 feet to an old nail in center of said road (iron pin back at 27 feet); thence N. 47-25 E. 237.5 feet to an iron pin, corner with Lot No. 2; thence with line of Lot No. 2, S. 47-43 E. 259 feet to a nail in center of Jug Factory Road (iron pin back at 25 feet); thence with Jug Factory Road S. 39-10 W. 343.3 feet to the point of beginning.

This being a portion of that property conveyed to mortgagor by deed of Harold Dean Brown dated March 2, 1977, and recorded March 3, 1977, in Deed Book 1052 at page 49, R.M.C. Office for Greenville County.

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which has the address of Route 2, Gap Creek Road, Greer, South Carolina 29651 (herein "Property Address"); (State and Zip Code) (Street) (City)

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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