

FILED
GREENVILLE CO. S.C.
MAY 20 2 28 PM '77
DANIEL C. TANKERSLEY
CLERK

MORTGAGE

BOOK 1398 PAGE 230

THIS MORTGAGE is made this 20TH day of MAY, 19 77, between the Mortgagor, **O. ADAIR BREWTON, JR. AND ANN K. BREWTON** (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").

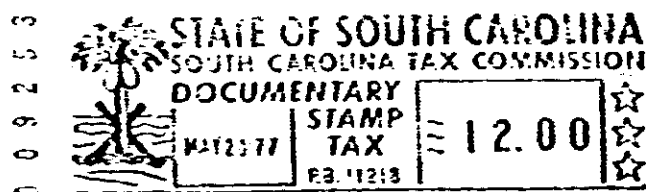
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND AND NO/100THS (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated **MAY 20, 1977**, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **NOVEMBER 1, 2006**.

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 in the County of Greenville, State of South Carolina, on the Southeasterly side of Boling Road, containing 5.01 acres, more or less, according to plat of Property of Dale C. Shivers, prepared by Dalton & Neves, June, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Boling Road, at corner of property now or formerly of Boling, and running thence S. 51-39 E. 449.2 feet to an iron pin; thence S. 57-22 E. 609.4 feet to an iron pin; thence N. 26-00 E. 275 feet to an iron pin at branch; thence with the branch as the line, the following traverse lines: S. 89-31 W. 33.2 feet; N. 64-29 W. 245 feet; and N. 44-29 W. 170 feet; running thence and crossing said branch, S. 40-55 W. 82 feet to an iron pin; thence N. 49-05 W. 512.4 feet to a nail and cap in Boling Road; thence with the center line of said Road, S. 53-33 W. 182.76 feet to a spike in road; thence still with the center line of said Road, S. 38-16 W. 40.3 feet to a nail and cap in said Road, the same being the Point of Beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Dale C. Shivers dated June 18, 1976, and thereafter filed on June 21, 1976, in the RMC Office for Greenville County in Deed Book 1038 at Page 356.



which has the address of **ROUTE 4, BOLING ROAD, TAYLORS, SOUTH CAROLINA**
29687
(State and Zip Code) (Street) (City)
(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 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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