

FILED  
GREENVILLE S.C.

APR 19 8 55 AM '83

# MORTGAGE

BOOK 1602 PAGE 577

DONNIE S. LAWERSLEY  
R.M.C.

THIS MORTGAGE is made this 13th day of April 1983, between the Mortgagor, WILLIAM RAY BROWN AND BARBARA S. 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").

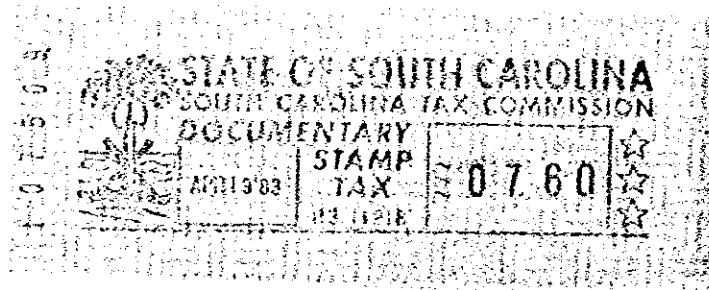
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETEEN THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1993;

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 City of Fountain Inn, County of Greenville, State of South Carolina and being shown and designated as 0.62 acres on a plat for William Ray Brown and Barbara S. Brown recorded in Plat Book 9-P, Page 66, R.M.C. Office, Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the corner of Weathers Circle and Quillen Avenue and running thence with said Quillen Avenue S. 18-14 W. 153.0 feet to a point; thence running N. 62-13 W. 167.7 feet to a point; thence running S. 21-05 W. 15.9 feet to a point; thence running N. 54-02 W. 50.9 feet to a point; thence running N. 35-48 E. 132.0 feet to a point; thence running S. 71-41 E. 174.8 feet to the point of beginning.

Derivation: Deed Book 1181, Page 23 - Charles H. Brown, et. al 1/8/83



which has the address of 305 Quillen Avenue Fountain Inn (Street) (City) S. C. 29644 (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 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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