

FILED
GREENVILLE S.C.
MAY 10 10 57 AM '83
DONALD S. WISLEY
R.M.C.

MORTGAGE

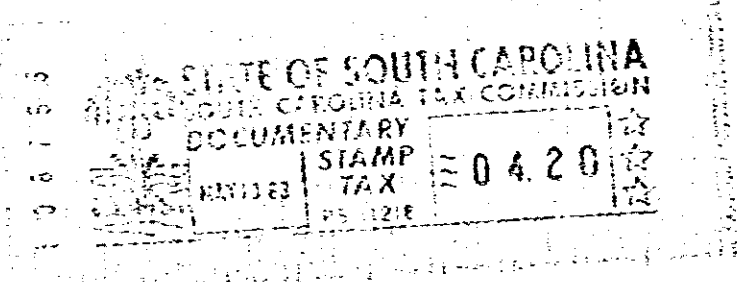
THIS MORTGAGE is made this 18th day of April 1983, between the Mortgagor Jane Gantt Brown (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Five Hundred and no/100 (\$10,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 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 April 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 lying, being and situate in the State of South Carolina, County of Greenville, in Gantt Township, shown on plat entitled "Property of Inez Gantt" dated August, 1971 by Ethan C. Allen, Reg. L. S. and recorded in the R. M. C. Office for said County in Plat Book 4 K, page 153-A, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an old iron pin on the eastern side of a dirt road, said dirt road being approximately .2 of one mile, more or less, from Hicks Road, and being adjacent to property of Blackerby, and running thence from said old iron pin S.80-06 E.318.2 feet to an iron pin, thence S.39-45 W.198.6 feet to an old iron pin, thence N.79-00 W.160 feet to an old iron pin; thence N.11-00 W.175.1 feet to the old iron pin, the point of beginning. This being the same property which was conveyed to mortgagor herein by Inez Gantt by deed recorded in the said office on August 13, 1971 in Deed Book 922, page 598.

This is a second mortgage over the above described property. Mortgagee herein has the first mortgage which was given to it by Jane Gantt Brown on June 11, 1976 in the sum of \$24,100.00 and which mortgage has been recorded in the said office in R. E. Mtg. Book 1370, page 244.



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which has the address of 117 Hicks Road Greenville, S. C. 29605 (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 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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