

MORTGAGE

899 1625 PAGE 542
Documentary Stamps are figured on
the amount financed: \$ 2171.50

THIS MORTGAGE is made this 18th day of July 1983 between the Mortgagor, Truman F. Brown, Jr. (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 Two Thousand Five Hundred Sixty Five Dollars and 84/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 1985

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, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, as shown on plat entitled "Property of Truman Brown" prepared by Robert Bruce, RLS, dated August 25, 1982 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9E at Page 78, reference being craved hereto to said plat for exact metes and bounds.

This conveyance is subject to any easements, restrictions, or rights of way as may appear of record or on the premises.

This is that property conveyed to Grantor by deed of James C. Moody and Shelba Jean C. Moody recorded October 16, 1970 in the RMC Office for Greenville County, South Carolina, in Deed Book 900 at Page 472.

This being the same property conveyed to Truman F. Brown, Jr. by deed from David P. Bonnette and Susanna M. Bonnette dated August 31, 1982 and recorded September 2, 1982 in Deed Volume 1173 at Page 217 in the RMC Office for Greenville County, South Carolina.

which has the address of 1 Longmeadow Road, Taylors, South Carolina 29687 (Street) (City) (State and Zip Code) (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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4328-RV-2