

SECOND

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MORTGAGE

THIS MORTGAGE is made this 20th day of February 1984 between the Mortgagor, MYRA E. BROWN (herein "Borrower"), and the Mortgagee, COOSONYCOOS FINANCE, INC., FORMERLY SOUTHERN DISCOUNT CO., a corporation organized and existing under the laws of SOUTH CAROLINA whose address is MAULDIN SQUARE, MAULDIN, S.C. 29662 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 11,932.18 which indebtedness is evidenced by Borrower's note dated February 20, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 1, 1994;

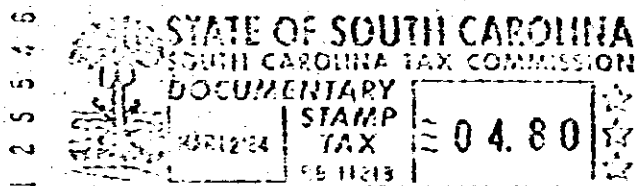
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Fleetwood Drive and being known and designated as LOT NO. 29 of Magnolia Acres as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "GG," at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fleetwood Drive at the joint front corner of Lots Nos. 28 and 29 and running thence along the joint line of said lots, N. 64-11 E., 85 feet to an iron pin; thence along the joint line of Lots Nos. 29 and 30, S. 25-49 E., 175 feet to an iron pin; thence along the north side of Fleetwood Drive S. 64-11 W., 85 feet to the POINT OF BEGINNING.

This being the same property conveyed to Myra E. Brown and John Brown, Jr., now deceased, by deed of David C. Berrier, dated February 26, 1966 and recorded in the Greenville County RMC Office on February 28, 1966 in Deed Book 792, at Page 497.

This mortgage is junior in lien to that indebtedness assumed by the mortgagor to the Veterans Administration recorded in the Greenville County RMC Office in Mortgage Book 808, at Page 169, and having a balance due as of February 26, 1966, in the amount of \$12,162.00.



which has the address of .9 Fleetwood Drive Greenville South Carolina 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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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