

FILED
GREENVILLE CO. S. C.

MAY 15 4 04 PM '84

MORTGAGE

070 320275-2

THIS MORTGAGE is made this 7th day of May, 1984, between the Mortgagor, Arthur Lee Brown, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ten thousand one hundred eight and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1984, (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 30, 1989.....;

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 the State of South Carolina, County of Greenville, on the northwestern side of State Highway No. 290, formerly No. 415, (Greer-Locust Hill Road) near Double Springs Church, O'Neal Township, and being shown and designated as Lot No. 48, Section 1 of Paris View, according to a survey and plat thereof by J.D. Calmes, dated April, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book VV at Page 101, and having the following metes and bounds, to-wit:

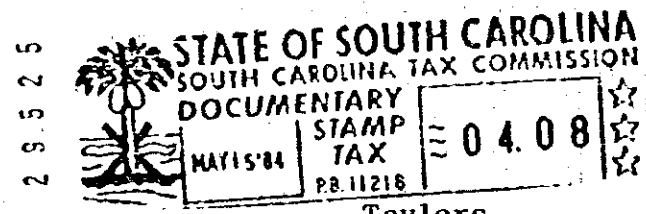
BEGINNING at an iron pin on the northwestern side of said Highway, corner of Lots Nos. 48 and 49 and running thence along said Highway, S. 58-53 E., 156.5 feet to an iron pin; thence N. 47-28 E., 165.6 feet to an iron pin; thence N. 50-25 W., 180.7 feet to an iron pin, corner of Lot No. 49; thence along the line of Lot No. 49, S. 37-38 W., 187.3 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property conveyed to Arthur Lee Brown by Henry Hoyt Hammond, Jr. and Betty Jane Hammond Traynham, individually, and Dilliard A. Traynham, as Executor of the Estate of Henry Hoyt Hammond, recorded in the R M.C. Office for Greenville County in Volume 1184, page 851, dated March 22, 1983.

This is a second mortgage and is junior in lien to none.

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which has the address of Route 2, Hwy, 290 Taylors, S.C. 29687 (herein "Property Address");
(Street) (City)
(State and Zip Code)

085

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."

4.0007

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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