

MORTGAGE

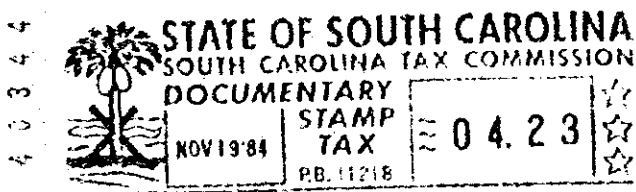
THIS MORTGAGE is made this 16th day of November, 1984, between the Mortgagor, Hoyle W. Brown and Patricia A. Brown, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Forty-seven and 23/100 (\$14,047.23) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 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 November 30, 1994;

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 piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 14 of Walden Pond S/D and being shown on a plat for Walden Pond recorded in Plat Book 8-P at pages 65 and 66 in the R.M.C. Office for Greenville County and according to said plat as having the following metes and bounds, to-wit: BEGINNING at the joint front corner of Lots 13 and 14 on the bank of Walden Court and running thence S. 88-41 E. 104.99 feet to an iron pin; thence S. 27-30 E. 182.90 feet to an iron pin on the bank of the Pond; thence S. 83-36 W. 54.25 feet to an iron pin; thence N. 27-30 W. 50 feet to an iron pin; thence N. 68-50 W. 130 feet to an iron pin on the bank of Walden Court; thence along the bank of Walden Court N. 9-23 E. 40 feet, N. 3-25 E. 40 feet to the beginning corner. This conveyance is subject to the Restrictive Covenants as amended being recorded in Deed Book 1163 at page 795 and Deed Book 1180 at page 838; also subject to the Sanitary Sewer R/W, Building Line and 20 feet maintenance easement around the lake as shown on said plat.

This conveyance is the identical property conveyed to Hoyle W. Brown and Patricia A. Brown by deed of Gatewood Builders, Inc., on November 16, 1984 and recorded November 19, 1984 in Deed Book 1226 at page 668 in the R.M.C. Office for Greenville County.



which has the address of Lot 14 Walden Court Taylors, SC 29687 (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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