

FILED
S.C.
MAY 27 1982
SOUTH CAROLINA
R.M.C.

200 1571 PAGE 124

MORTGAGE

THIS MORTGAGE is made this 27th day of May 1982, between the Mortgagor, Fred G. Brown and Linda H. Brown (herein "Borrower"), and the Mortgagee, Charter Mortgage Company, a corporation organized and existing under the laws of the state of Florida, whose address is P. O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

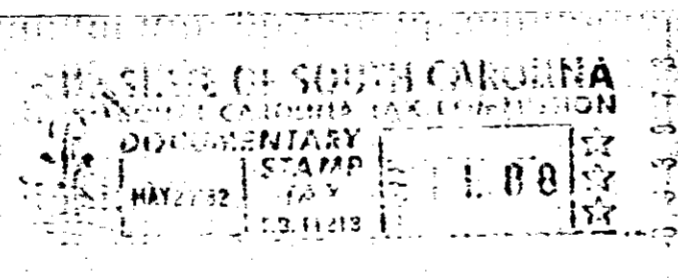
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2012;

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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Few's Bridge Road and being shown and designated on plat entitled "Property of Fred G. Brown and Linda H. Brown", prepared by Lindsey & Associates, Inc., dated May 17, 1982, said plat being recorded in the RMC Office for Greenville County in Plat Book 87 at Page 181 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to Fred G. Brown by deed from Alan Lee Brown and Marla S. Brown recorded in the RMC Office for Greenville County in Deed Book 1089 at Page 89 on October 2, 1978. Fred G. Brown conveyed one-half interest in property to Linda H. Brown by deed dated May 27, 1982 and recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Jacksonville, Florida 32232.



2 MAY 27 1982 470 5.00001

which has the address of Route 1, Few's Bridge Road, Taylors, South Carolina 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.