

FILED
GREENVILLE S.C.
AUG 12 11 34 AM '83

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, Judy C. 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 & eighty-five & 08/100th (\$10,185.08) Dollars, which indebtedness is evidenced by Borrower's note dated 07-29-83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 31, 1993

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, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown and designated as Lot 417, Section V, Sheet One on a plat of WESTWOOD Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 62, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of Agewood Drive at the joint corner of Lots 415 and 417 and running thence with the common line of said lots, S. 18-54 W., 196.93 feet to an iron pin; thence N. 97-10 W., 120 feet to an iron pin; thence N. 3-47 E., 115.8 feet to an iron pin; thence along the line of Lot 418, N. 56-03 E., 176.8 feet to an iron pin on the south side of Agewood Drive; thence with the curve of Agewood Drive (the chord being S. 27-14 E., 15 feet) to an iron pin, thence continuing with the curve of Agewood Drive (the chord being S. 47-16 E., 30 feet) to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, easements and rights of way, of record, affecting the above described property.

This being the same property conveyed to the mortgagor(s) herein by deed of James H. and Beverly Coppins, and recorded in the RMC Office for Greenville County, on 12-17-79, in Deed Book 1117, and Page 419.

This is a second mortgage and is junior in lien to that mortgage executed by James H Coppins and Beverly Coppins, in favor of NCB Mortgage Corporation, which mortgage is recorded in the RMC Office for Greenville County, in Book 1432, and Page 633.

This mortgage was subsequently assumed by Judy C Brown, as evidenced by assumption agreement dated 05-19-79.

which has the address of 520 Agewood Dr Simpsonville
SC 29631 (herein "Property Address");
(State and Zip Code)

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 seized 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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