

FILED
GREENVILLE CO. S. C.

MAR 29 10 29 AM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1427 PAGE 291

Mortgagee's Address:
P. O. Box 97
Inman, S. C. 29349

MORTGAGE

THIS MORTGAGE is made this 29th day of March 1978, between the Mortgagor, Randall G. Brown and Deborah F. Brown (herein "Borrower"), and the Mortgagee, BELL FEDERAL SAVINGS AND LOAN ASSOCIATION OF INMAN, a corporation organized and existing under the laws of the United States of America, whose address is 24 South Main Street, Inman, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Four Hundred Fifty and No/100 (\$45,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008;

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 in O'Neal Township, County of Greenville, State of South Carolina, being shown on plat of property prepared for J. A. Few, dated March 18, 1975 by Terry T. Dill, Reg. C. E. and L. S., noted as surveyed and platted by Carl F. Duncan, said plat to be recorded in the R.M.C. Office for Greenville County, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a nail and cap in the center of roadway and running thence along the line of other property of J. A. Few, N. 10-12 E. 266 feet to an iron pin in the line of property of W. P. Turner; thence along the line of Turner, S. 69-05 E. 225 feet to an iron pin, corner of property now or formerly of Keppler; thence S. 09-30 W. 202.5 feet to a nail and cap in the center of said roadway; thence with the center of said roadway, N. 84-20 W. 193 feet to a bend; thence with bend, S. 89-52 W. 31.7 feet to a nail and cap, the point of beginning, and containing 1.2 acres, more or less.

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

BEING the same property conveyed to the Mortgagors herein by deed of Paul V. Few and Virginia F. Few dated September 20, 1977 and recorded September 21, 1977 in the R.M.C. Office for Greenville County in Deed Book 1065 at page 179.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
MAR 29 1978
18.20

which has the address of Route 3 Lake Cunningham Dr Greer (Street) (City), South Carolina 29651 (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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