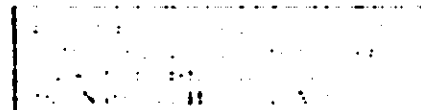


Mortgagee's address
1011 N. Peachtree St., N. E.
Post Office Box 54098
Atlanta, Georgia 30308

1468 882

MORTGAGE

WITH DEFERRED INTEREST AND
INCREASING MONTHLY INSTALLMENTS



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

APR 24 12 17 PM '79

TO ALL WHOM THESE PRESENTS MAY COME, I, the undersigned, do hereby certify that the following is a true and correct copy of the original instrument as the same appears on the records of the County of Greenville, South Carolina, to-wit: Donald E. Brown and Rose L. Brown of the County of Greenville, S. C., hereinafter called the Mortgagor, send(s) and certifies that

WHEREAS, the Mortgage is well and truly indented unto Panstone Mortgage Service, Inc.

a corporation organized and existing under the laws of Georgia hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-nine Thousand and 00/100 Dollars (\$29,000.00) with interest from date at the rate of nine and one-half per centum 9 1/2 per annum until paid, said principal and interest to be payable at the office of Panstone Mortgage Service, Inc., 1011 N. Peachtree Street, N. E., P. O. Box 54098, Atlanta, Georgia 30308, in monthly installments ~~as~~ ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE ~~XXXXXXXXXXXXXXXXXXXX~~

beginning on the first day of March 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not so paid, shall be the only payment on the first day of February, 2000.

NOR KNOW ALL MEN that the Mortgagee, in consideration of the amount of debt and for better securing the payment thereof to the Mortgagee, and in consideration of the further sum of Three Dollars (\$3) to the Mortgagee, has granted, sold, aliened, conveyed, released and delivered, and by these presents does hereby grant, sell, aliened, convey, release and deliver, and assigns, the following described real estate, to-wit: GREENVILLE.

All those certain pieces, parcels or lots of land, containing 2.42 acres, situate, lying and being on the eastern side of Vadell Street, in the County of Greenville, State of South Carolina, being known and designated as lots Nos. 26, 27, portion of Finley Street (abandoned), and an unnumbered lot shown and designated on the Greenville County Tax Maps as Plot 20, as plat prepared by Carolina Surveying Co., dated January 23, 1979, and recorded in the REC Office for Greenville County, S. C. in Plat Book 22 at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Vadell Street at the joint front corner of lots Nos. 26 and 27; and running thence with the line of lots 26 and 27 242.1 feet to an iron pin; thence S. 3-15 W. 160 feet to an iron pin; thence N. 20-15 E. 160 feet to an iron pin on the eastern side of Vadell Street at the joint front corner of lots Nos. 26 and 27; thence with the eastern side of Vadell Street 160.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of E. G. Hagen and Lillie Owens Hagen, dated January 26, 1974, and recorded in the REC Office for Greenville County, S. C. in Deed Book 22 at Page 21, on January 24, 1979.

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$40,360.00
It is hereby agreed and covenanted that the monthly payments and appurtenances to the same herein provided in this instrument are to be paid on the first day of each month, and that in the event any such payment is not made on the first day of each month, the principal balance of the mortgage shall be increased by the amount of the interest which would have been due on the first day of each month, and the amount of such increase shall be added to the principal balance of the mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee covenants that he will lawfully defend the premises hereinafore described in fee simple absolute to the mortgagors and their heirs, assigns and assigns forever, and that the premises hereinafore described shall here and hereinafter, whatsoever, be held and conveyed to the mortgagors and their heirs, assigns and assigns forever, and that the Mortgagee further covenants to warrant and defend ever here and hereinafter the premises unto the mortgagors forever, their heirs and assigns, and against the Mortgagee and all persons claiming or lawfully claiming the same in any part thereof.

The Mortgagee covenants and agrees as follows:
1. That he will promptly pay the principal of and interest on the mortgage as evidenced by the said note, at the times and in the manner therein provided. Payment is required to pay the full amount of an amount equal to the mortgage monthly payments on the principal that are next due on the note on the first day of any month prior to maturity, or on the first day of an intention to exercise such principal payment, or on at least thirty (30) days prior to payment.

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