

Mortgagee's Address: 203 State Park Road, Travelers Rest, S. C. 29690

REC'D
S. C.
AUG 16 1979

MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

1417-298

THIS MORTGAGE is made this 16th day of August, 1979, between the Mortgagor, W. RAYNE BROWN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

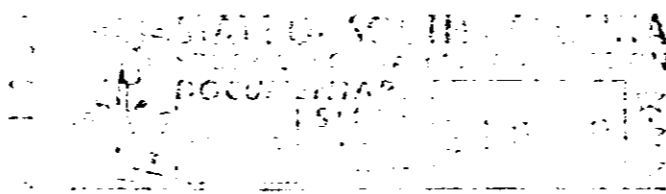
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2004

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 lot of land in the County of Greenville, State of South Carolina, shown as Lot No. 9, Section I, on plat of Whipporwill Hills, recorded in the R.M.C. Office for Greenville County in Plat Book 4N, at Page 20 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Williams Street at the corner of Lot No. 10 and running thence S. 78-08 E. 165.4 feet to an iron pin; thence S. 11-36 W. 150 feet to an iron pin on the northern side of Bane Road; thence with said Road, N. 78-15 W. 150.2 feet to an iron pin; thence with the intersection of said road and Williams Street, N. 31-04 W. 34 feet to an iron pin; thence along the eastern side of Williams Street N. 15-11 E. 125.5 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Poinsett Federal Savings and Loan Association, dated August 16, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1109, at Page 521.



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which has the address of Lot 9 Williams Street, Greenville County (Street) (City) South Carolina (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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