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GREENVILLE CO. S. C.

LEATHERWOOD, WALKER, TOUD & MANN

Dec 19 3 37 PM '79

BOOK 1491 PAGE 582

GONNIE S. FANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 19th day of December 1979 between the Mortgagor, W. Bayne 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").

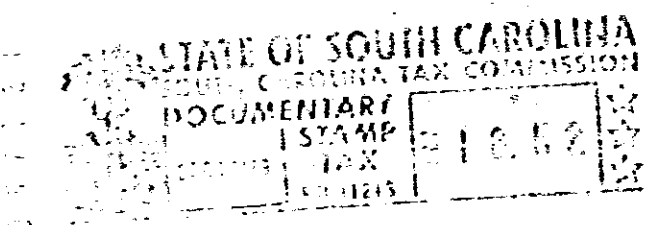
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one Thousand Three Hundred and No/100 (\$41,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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 located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 11 of White Oak Hills, Section I, and having, according to a plat by Clarkson Surveying, dated June 21, 1979, recorded in the R.M.C. Office for Greenville County in Plat Book 7-C, at Page 33, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern edge of Green Fern Drive at the joint front corner of Lots 11 and 12 and running thence with the line of Lot 12, N. 78-45 E. 150 feet to a point; thence with the line of Lot 10, S. 11-15 E. 74.4 feet to a point on the northern edge of Spruce Court; thence with the northern edge of Spruce Court, S. 57-45 W. 39.95 feet to a point; thence continuing with Spruce Court, S. 58-15 W. 89.2 feet to a point at the intersection of Green Fern Drive and Spruce Court; thence with the intersection of Green Fern Drive and Spruce Court, N. 56-15 W. 35.35 feet to a point; thence with the eastern edge of Green Fern Drive, N. 11-15 W. 80 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of A. J. Prince Builders, Inc. and Bobby Joe Jones Builders, Inc., dated December 7, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1117, at Page 618.



which has the address of Lot 11, Spruce Court, White Oaks Subdivision, Greenville, South Carolina (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 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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