

FILED
GREENVILLE CO. S. C.

SEP 4 3 31 PM '80

MORTGAGE

1514 522

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 2nd day of September 19. 80, 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 Four Thousand Three Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.

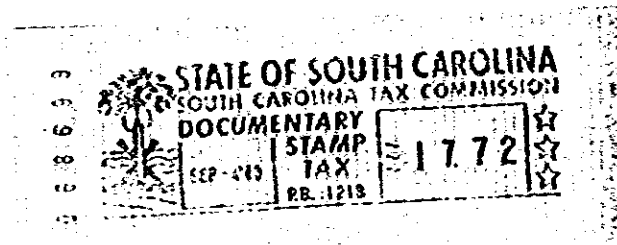
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina on the northern side of the cul-de-sac of Lenhardt Court, and being known and designated as Lot No. 8 according to a plat prepared by Arbor Engineering, Inc., dated July 16, 1980 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7X at Page 36, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 8 and running along the common line of said lots, N. 37-01 W. 140.35 feet to an iron pin; thence N. 51-50 E. 195.0 feet to an iron pin; thence S. 38-05 E. 60.0 feet to an iron pin; thence S. 16-16 W. 152.09 feet to an iron pin on the northern side of the cul-de-sac of Lenhardt Court; thence along the curve of said cul-de-sac, the chord of which is N. 58-07 E. 74.52 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor herein by deed from A. J. Prince Builders, Inc. and Bobby Joe Jones Builders, Inc. recorded in the Greenville County R.M.C. Office on September 4, 1980.

Poinsett Federal Savings & Loan Association
203 State Park Road
Travelers Rest, S. C. 29690



which has the address of Lot 8, Lenhardt Court Greenville, S. C. 29611 (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 seised 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.