

FILED
GREENVILLE CO. S. C.
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DONN TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 3rd day of November, 1980, between the Mortgagor, Cecil G. Brown and Gail B. 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").

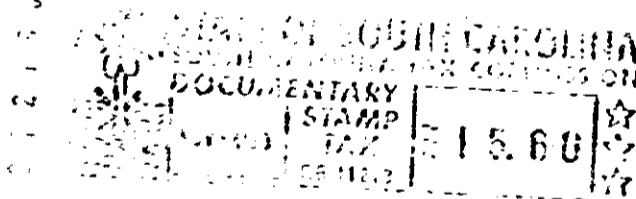
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand and No/100 (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, on the Southeast side of View Mont Drive as shown on a plat entitled "Property of Cecil G. Brown and Gail B. Brown", dated November 3, 1980, prepared by R. B. Bruce, R.L.S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 0-H, at Page 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in View Mont Drive 0.2 miles more or less from North Parker Road and running thence N. 20-46 E. 113 feet to a point in View Mont Drive; thence S. 57-51 E. 259.2 feet along property now or formerly of Miller; thence S. 11-45 W. 100 feet to a point along the center line of branch; thence S. 69-39 W. 50 feet to a point; thence along property now or formerly of Lineberger N. 56-51 W. 98.6 feet to a point; thence N. 48-54 W. 138.9 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Charles E. Smith to be recorded herewith.



which has the address of 36 Viewmont Drive, Greenville, SC (Street) (City)
SC 29609 (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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