

MORTGAGE

1981
0406

THIS MORTGAGE is made this 23rd day of December, 1981, between the Mortgagor, N. Keith Brown

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-three Thousand, Two Hundred and No/100 (\$83,200.00) - - Dollars, which indebtedness is evidenced by Borrower's note dated December, 1981, (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 1982.....;

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot Number Seventy-nine (79) on a plat of Peeble Creek, Phase IV, Section II, prepared by Loudon C. Hoffman Associates, and recorded in the R.M.C. office for Greenville County, South Carolina, in Plat Book 7-C, at page 47, and said lot of land having been more recently surveyed and being duly shown on that certain plat of James Ralph Freeland, Registered Land Surveyor No. 4781, duly of record in the office of the Clerk of Court, Greenville County, S. C., in Plat Book 8-1, at page 114, and being more particularly described as follows: BEGINNING at a corner located on the Southern side of Pebble Stone Lane, said corner being the Northwestern corner of the lot herein described, and being the common corner of Lots No. 79 and No. 80, and running thence along the Southern side of Pebble Stone Lane S 83-48 E 90.0 feet to a corner; thence S 6-12 W 129.70 feet to a corner; thence N 84-05 W 62.13 feet to a corner; thence N 83-48 W 27.87 feet to a corner; thence N 6-12 E 130.0 feet to the point of BEGINNING. Said lot being bounded on the North by Pebble Stone Lane, on the East by Lot No. 78, on the South by lands of others and on the West by Lot No. 80 on said plat.

The above described lot of land is subject to any zoning ordinances, restrictions, setback lines, or easements that may appear of record on the recorded plat of the premises; and said property is a portion of a Planned Unit Development as evidenced by the PUD Application of Pebblepart, Ltd., filed on July 25, 1979, in the R.M.C. office for Greenville County, South Carolina, in Deed Book 1107, at page 652.

The above described lot of land is the same lot of land conveyed unto N. Keith Brown by deed of Pebblepart, Ltd., a South Carolina Limited Partnership, dated October 19, 1981, duly of record in the office of the Clerk of Court, Greenville County, S. C.

which has the address of Lot 79 Pebble Creek, Greenville, S. C.
(Street) (City)

(State and Zip Code) (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.

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