

S.C.
AUG 11 '82
SLEY

MORTGAGE

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THIS MORTGAGE is made this 9th day of August 1982, between the Mortgagor, Brown Properties of S. C., Inc.

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-nine thousand six hundred and no/100 (39,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 1996

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, and being known and designated as Lot No. 1, on a plat of property of Harriet H. Black and Mae Hill, prepared by Freeland and Associates, September 1, 1979, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at Page 62, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Berea Drive, joint front corner with Lot now or formerly owned by J. G. Bailey and running thence with the common line of the said J. G. Bailey and H. H. Keil, N. 38-10 W. 200.29 feet to a point, joint rear corner with Lot 2; thence running with the common line with Lot 2, N. 51-39 E. 133.27 feet to a point in the line of property now or formerly belonging to Harriet H. Black and Mae Hill; thence running with the common line with the said Harriet H. Black and Mae Hill, S. 38-25 E. 175.83 feet to a point on the edge of Berea Drive; thence running with the edge of said Drive, S. 50-32 W. 26.61 feet to a point on the edge of said Drive; thence continuing with the edge of said Drive, S. 39-04 W. 110 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Brown Enterprises of S.C., Inc., by deed dated August 6, 1982, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1171, at Page 711.



which has the address of Lot 1, Mission Place S/D, 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 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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