

# MORTGAGE

BOOK 1596 PAGE 441



THIS MORTGAGE is made this 4th day of February 1983, between the Mortgagor, Charles B. Brown and Linda M. Brown (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is, 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand One Hundred Fifty Three Dollars & Twenty Cents, which indebtedness is evidenced by Borrower's note dated February 4, 1983 (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 15, 1988;

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 State of South Carolina, County of Greenville, on the southwest side of Yarmouth Court, being known and designated as Lot No. 184, Section III, of Westcliffe Subdivision as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book JJJ, at pages 72, 73, 74 and 75, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Yarmouth Court at the joint front corner of Lots 184 and 185, and running thence along the joint line of said lots, S. 8-25 W. 180.3 feet to an iron pin; thence S. 40-48 W. 100 feet to an iron pin; thence S. 68-06 W. 227.5 feet to an iron pin; thence N. 10-00 E. 290 feet to an iron pin; thence along the joint line of Lots Nos. 183 and 184, N. 69-15 E. 230 feet to an iron pin on the southwest side of Yarmouth Court; thence along said court, N. 34-46 W. 30 feet to an iron pin; thence continuing along said court, S. 69-59 E. 30 feet to the beginning corner; being the same conveyed to us by Lloyd W. Gilstrap by his deed dated June 8, 1966 and recorded on the 8th day of June, 1966 in the R. M. C. Office for Greenville, County in Deed Vol. 799, at Page 649.

This is the same property conveyed by deed of Lewis J. Hash and Gladys H. Hash to Charles B. and Linda M. Brown, dated May 1, 1978 and recorded May 1, 1978 in the R. M. C. Office for Greenville County in Deed Volume 1078 Page 227.

which has the address of 6 Yarmouth Court Greenville, South Carolina 29611 (herein "Property Address");  
[Street] [City]  
[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 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.

SOUTH CAROLINA 1 to 4 Family 6 75 FNMA FHLMC UNIFORM INSTRUMENT  
# 04-052131-63 \$15,462.20

Documentary Stamps are figured on the amount financed. \$ 15,462.20

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4328-RV-21

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