

FILED
S.C.
2 25 PM '80
SUNNY SLOPES
TANKERSLEY

MORTGAGE

1525-374

THIS MORTGAGE is made this 24th day of November 19. 80., between the Mortgagor, Brown Enterprises of S.C., Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, 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 Twenty-Seven Thousand Nine Hundred and No/100 (\$27,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 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 June 1, 1986

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 known and designated as Lot 164, Sunny Slopes Subdivision, Section III, according to a plat prepared of said subdivision by C. O. Riddle, Surveyor, November 11, 1976, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 11, and according to said plat having the following courses and distances, to-wit:

Beginning at a point on the edge of Bridwell Road, joint front corner with Lot 165, and running thence with the common line with said Lot, N. 36-35 E. 150.4 feet to a point in the line with Lot 185; thence running with the common line with said Lot, N. 53-25 W. 125 feet to a point on the edge of Cedar Creek Drive; thence running with the edge of said Drive, S. 36-35 W. 125 feet to a point on the edge of said Road; thence running with the edge of Cedar Creek Drive, the chord being: S. 8-18 E. 35.4 feet, to a point at the intersection with Bridwell Road; thence running with the edge of Bridwell Road, S. 53-12 E. 100 feet to a point on the edge of said Road, the point of Beginning.

The within property is a portion of the property conveyed to the Mortgagor herein by deed of L. H. Tankersley, as Trustee, dated December 12, 1979 and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1117, at Page 295.

STATE OF SOUTH CAROLINA
DEED RECORDING
STAMP

GCTO -----3 NO24 80

which has the address of Bridwell Road, Travelers Rest, South Carolina 29690 (herein "Property Address");

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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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