

FILED
AUG 30 10 44 AM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of August 19. 82, between the Mortgagor, IVERSON O. BROWNELL, JR. and DOROTHY C. BROWNELL (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Nine Thousand and No/100 (\$69,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012;

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 the buildings and improvements thereon, situate, lying and being on the northerly side of Windfield Road, in the City of Greenville, County of Greenville, State of South Carolina, and being designated as Lot No. 11 in plat of Windfield Heights, as recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, at Page 102, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Windfield Road, joint front corner of Lots Nos. 11 and 12, and running thence along the common line of said lots, N. 20-17 W. 200 feet to an iron pin; thence N. 69-43 E. 290 feet to an iron pin, joint rear corner of Lots Nos. 10 and 11; thence along the common line of said lots, S. 1-37 W. 270.3 feet to an iron pin on the northerly side of Windfield Road; thence along the northerly side of said road, N. 87-42 W. 100 feet to an iron pin; thence continuing with said road, S. 77-06 W. 96.7 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagors herein by deed of June W. Haynes dated July 29, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1061, at Page 454, on July 29, 1977.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS AND CLERK
STAMP
TAX \$ 27.50
RECORD

which has the address of 75 Windfield Road Greenville, S. C. 29607 (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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