

Oct 24 11 41 AM '84  
MORTGAGE

03-334169-1

THIS MORTGAGE is made this 18th day of October, 1984, between the Mortgagor, GAYNELLE M. BROWN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Eighteen thousand eighty six & 43/100 dollars (\$18,086.43-----) Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4-16-85

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.

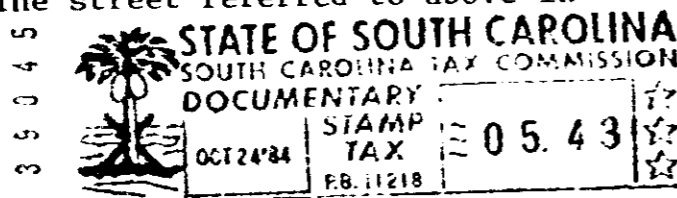
ALL that certain piece, parcel, or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, known and designated as Lot No. 68 of the subdivision known as "League Estates", according to a map thereof made by W.J. Riddle, Surveyor, in October, 1941, recorded in the RMC Office for Greenville County, S. C., in Plat Book K at Pages 111 and 112, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin on the south side of North Pliny Circle at the northeast corner of Lot No. 69, and running thence along the south side of North Pliny Circle, N. 70-15 E. 100 feet to pin, corner of Lot No. 67, thence with the line of Lot No. 67, S. 19-45 E. 200 feet to corner of Lot No. 43; thence with the line of Lot No. 43, S. 70-15 W. 100 feet to pin, corner of Lot No. 69; thence with the line of Lot No. 69, N. 19-45 W. 200 feet to the beginning corner.

Being the same property conveyed to mortgagor by deed of William T. Sanders and Joanna K. Sanders, dated November 5, 1976 and recorded in the RMC Office for Greenville County on November 8, 1976 in Deed Book 1045 at Page 798.

This mortgage is junior in lien to the mortgage of William T. Sanders and Joanna K. Sanders given in favor of First Federal Savings and Loan Association of South Carolina dated July 5, 1974 and recorded in the RMC Office for Greenville County on July 8, 1974 in Book 1315 at Page 686.

The street referred to above is shown on the recorded plat as North Pliny Circle.



which has the address of North Pliny Circle Simpsonville  
(Street) (City)

South Carolina (herein "Property Address");  
(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 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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