

2-1977

GRANT FILED
S.C.
FEB 21 4 32 PM '80
TANKERSLEY
RMC

200r 1496 20

MORTGAGE (Construction)

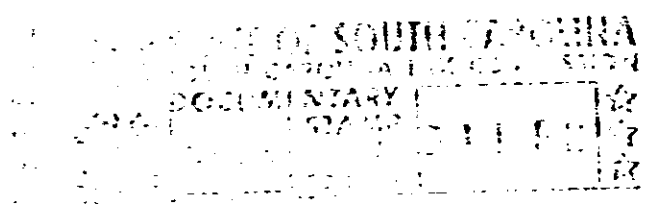
THIS MORTGAGE is made this 20th day of February,
19 80, between the Mortgagor, Brown Enterprises of S.C., Inc.,
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Eight
Hundred and No/100 (\$28,800.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated February 20, 1980, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on August 1, 1981.

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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated February 20, 1980, (herein "Loan Agreement") as provided in paragraph 20
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to
paragraph 17 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 piece, parcel or lot of land, with all improvements thereon, or hereafter
constructed thereon, situate, lying and being known and designated as Lot 175, 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 RMC
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 an iron pin on the edge of Bridwell Road, joint front corner with Lot
174, and running thence with the common line with said Lot, N. 32-49 W. 150 feet to
an iron pin in the line of Lot 177; thence running with the common line with Lot 177
and 176, N. 57-11 E. 123.5 feet to an iron pin on the edge of Kirksey Court; thence
running with the edge of said Court, S. 33-24 E. 125 feet to an iron pin on the edge
of said Court; thence running with the intersection of Bridwell Road and Kirksey
Court, S. 11-53 W. 35.2 feet to an iron pin on the edge of Bridwell Road; thence
running with the edge of Bridwell Road, S. 57-11 W. 100 feet to an iron pin on the
edge of said Road, the point of Beginning.



Derivation: The within property is the identical property conveyed to the Mortgagor herein
by deed of L. H. Tankersley, as Trustee, by Deed dated December 12, 1979 and recorded in
the RMC Office for Greenville Co., S.C., December 13, 1979, in Deed Book 1017, Page 295.
which has the address of Bridwell Road Travelers Rest,
[Street] [City]
SC 29699 (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 im-
provements 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, all fixtures now or hereafter attached to
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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.

RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

5200

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