

FILED
GREENVILLE CO. S. C.

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C

THIS MORTGAGE is made this 22nd day of August, 1980, between the Mortgagor, William L. Brown and Bonnie L. Brown, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

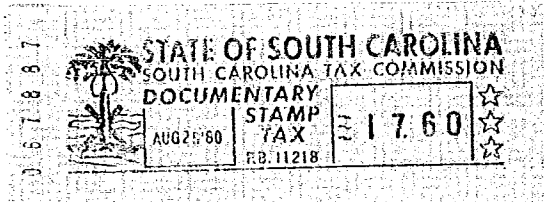
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

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 located in the County of Greenville, State of South Carolina and lying and being on the southern side of Marlow Lane being known and designated as Lot No. 162 of Avon Park Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 71, and having, according to a more recent plat entitled "Property of William L. Brown and Bonnie L. Brown" prepared by Freeland & Associates dated August 19, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 162 and 163 and running thence with the line of Lot No. 163 S. 20-09 E. 115 feet to an iron pin; thence S. 43-34 W. 137.3 feet to an iron pin at the joint rear corner of Lots Nos. 162 and 161; thence with the line of Lot No. 161 N. 20-09 W. 176.5 feet to an iron pin on the southern side of Marlow Lane; thence with Marlow Lane N. 69-51 E. 122.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of James Douglas Bryant and Janet T. Bryant dated August 22, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1131 at Page 850.



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which has the address of Marlow Lane Taylors, South Carolina (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.