

AUG 4 2 10 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 3rd day of August 1981 between the Mortgagor, William Lester Brown and Isabelle M. Brown (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Eight Thousand and no/100 (\$128,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1981 (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, 2011.

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 piece, parcel or lot of land situate, lying and being on the northern side of Devenger Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 11 on a plat entitled "Strathmore", prepared by Campbell & Clarkson, dated December 14, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N, at page 57, and having, according to said plat and a more recent plat entitled "Property of W. Lester Brown and Isabelle M. Brown", prepared by Freeland & Associates, dated July 28, 1981, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Devenger Road, at the joint front corner of Lots Nos. 11 and 12 and running thence with the northern side of Devenger Road S. 58-02 W. 226.60 feet to an iron pin; thence continuing with the northern side of Devenger Road S. 73-00 W. 162.80 feet to an iron pin at the intersection of Devenger Road and Strathmore Drive; thence with said intersection N. 63-33 W. 30.07 feet to an iron pin on the eastern side of Strathmore Drive; thence with the eastern side of Strathmore Drive N. 2-59 W. 204 feet to an iron pin; thence with the curve of the eastern side of Strathmore Drive, the chords and distances of which are as follows: N. 4-36 E. 98.20 feet to an iron pin, thence N. 23-02 E. 84.70 feet to an iron pin, thence N. 37-25 E. 92.40 feet to an iron pin, thence N. 53-38 E. 91.30 feet to an iron pin, thence N. 70-02 E. 94.20 feet to an iron pin, thence N. 82-43 E. 49.10 feet to an iron pin, thence N. 87-01 E. 71 feet to an iron pin at the joint corner of Lots Nos. 11 and 12; thence with the line of Lot No. 12 S. 3-16 E. 430.90 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Russell S. Dyer and Jackie E. Dyer dated August 3, 1981, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1153, at page 12, on August 4, 1981.

which has the address of 111. Strathmore Drive Greer, S. C. 29651 (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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