

SEP 25 4 03 PM '81

DONNIE S. TANKERSLEY  
R.M.C.**MORTGAGE**  
(Construction)

THIS MORTGAGE is made this 25th day of September,  
1981, between the Mortgagor, Brown Properties 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 Forty-seven thousand five hundred  
fifty and no/100 Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated September 25, 1981, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on March 1, 1983.

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 September 25, 1981, (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 certain piece, parcel, or lot of land, situate, lying, and being in the  
County of Greenville, State of South Carolina, and being known and designated as  
Lot 191, Peppertree Subdivision, Section 3, according to a plat prepared of said  
subdivision by Piedmont Engineers and Architects, December 14, 1972, which said  
plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in  
Plat Book 4-X, at Page 4, and according to said plat having the following courses  
and distances, to-wit:

BEGINNING at an iron pin on the edge of Fox Row, joint front corner with Lot 192  
and running thence with the common line with said Lot, N. 23-02 E. 149.3 feet to  
an iron pin in line with Lot 190; thence running with the common line with said  
Lot, S. 66-13 E. 90 feet to an iron pin on the edge of Winding Way; thence running  
with the edge of said road, S. 23-07 W. 120 feet to an iron pin on the edge of said  
Road; thence running with the intersection of Winding Way and Fox Row, S. 67-06  
W. 35.9 feet to an iron pin on the edge of Fox Row; thence running with the edge  
of said Road, N. 68-56 W. 65 feet to an iron pin on the edge of said Road, the point  
of beginning.

The within property is the identical property conveyed to Brown Properties of S.  
C., Inc. by deed dated March 17, 1981, and which said deed is recorded in the R.M.C.  
Office for Greenville County, South Carolina, on March 23, 1981, in Deed Book 1144,  
at Page 822.

## Derivation:

which has the address of Lot 191 Peppertree S/D, Taylors,  
[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 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.

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