

S. C. MORTGAGE

THIS MORTGAGE is made this 23rd day of August, 1982, between the Mortgagor, K. Mace Brown and Chris S. 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 Forty-Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 1982, (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, 2002.

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 buildings and improvements thereon situate, lying and being on the South side of East Prentiss Avenue in City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 14, of Block "D", on plat of Cagle Park Property made by R. E. Dalton, Engineer, June 15, 1915, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "C", at Pages 237 and 238, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on South side of East Prentiss Avenue, joint corner of Lots 14 and 15, and running thence with the joint line of said lots S. 33-36 W. 170 feet to an iron pin on a fifteen (15) foot alley; thence with said alley S. 56-28 E. 60 feet to iron pin on another alley (Lupo Street); thence with the last mentioned alley N. 34-01 E. 163.5 feet to iron pin on South side of East Prentiss Avenue; thence with said Avenue, N. 50-20 W. 61.5 feet to iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Kay T. Gallagher, now Kay Thomas, of even date and to be recorded herewith.

which has the address of Lot 14, 204 E. Prentiss Avenue Greenville, South Carolina 29605 (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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