

FILED
GREENVILLE CO. S.C.
SEP 2 11 43 AM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1579 PAGE 586

THIS MORTGAGE is made this 27th day of August 1982, between the Mortgagor, Maurice Brown (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, its Successors and Assigns, corporation organized and existing under the laws 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 Sixty Thousand and no/100-- (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 2012

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 in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 52 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat thereof prepared by Piedmont Engineering Service, October 1, 1958, revised May 26, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at page 96, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western edge of Stone Lake Drive, the joint front corner of Lots Nos. 51 and 52, and running thence along the joint line of said lots, N. 80-53 W. 278.3 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence along the rear line of Lot No. 8, S. 17-21 W. 92.8 feet to an iron pin; thence continuing along the rear line of Lot No. 8, S. 31-02 W. 16.8 feet to an iron pin at the rear corner of Lot No. 53; thence along the line of that lot, S. 76-30 E. 288.7 feet to an iron pin on the western edge of Stone Lake Drive; thence along the western edge of Stone Lake Drive, N. 13-30 E. 130.0 feet to the beginning corner.

This is the same property conveyed to Maurice Brown and Ann C. Brown by deed of A. M. Stone, et al, dated September 4, 1982, and recorded in Deed Book 731, page 305, R. M. C. Office for Greenville County.

DOCUMENTARY
STAMP
\$ 2.00

which has the address of 244 Stone Lake Drive, Greenville, S. C. 29609 (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 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 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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