

APR 28 2 22 PM '76
COMMERCIAL BANK OF GREENVILLE
S.C.Mortgage
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

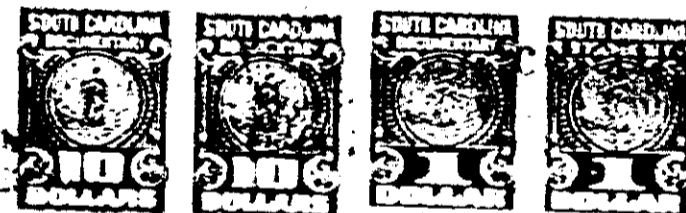
MORTGAGE

THIS MORTGAGE is made this 28th day of April 1976, between the Mortgagor, Ralph J. and Erlene H. Brown (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America whose address is 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand and no/100ths (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2001

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 with all improvements thereon, on the east side of Sheffield Road, near the City of Greer and northward therefrom, Chick Springs Township, Greenville County, South Carolina, and being known and designated as all of Lots Nos. 7 and 8 of Belmont Heights, according to a survey and plat by Dalton and Neves, dated June, 1960 and recorded in Plat Book RR at Page 38 in the Greenville County R.M.C. Office. Said plat is specifically referred to for a more complete property description.



which has the address of Sheffield Road Greer, South Carolina
29651 (Street) (City)
(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 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.