

# MORTGAGE

MAY 17 9 46 AM '76

DONNE S. TANNERSLEY  
S.H.L.

THIS MORTGAGE is made this 14th day of May, 1976, between the Mortgagor, Harold Dean Brown

herein "Borrower", and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651, herein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of ----- TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 (\$29,500.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 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 May 1, 1996

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: on the northeast side of Old S. C. Highway No. 14, being shown as containing one (1) acre on a plat of property prepared for H. D. and T. E. Brown by W. N. Willis, Surveyor, dated March 14, 1974, recorded in Plat Book 4-O at page 122, R.M.C. Office for Greenville County, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin in the center of Old S. C. Highway No. 14 and running thence with line of Tommy Condrey N. 47-25 E. 329 feet to an iron pin (iron pin on shoulder of road at 29.8 feet); thence with the line of Stubblefield S. 47-43 E. 128.5 feet to an iron pin on the corner of other property of Harold Dean Brown; thence S. 47-25 W. 375 feet to an iron pin in center of Old S. C. Highway No. 14 (iron pin back on line at 25 feet); thence with the center of said highway N. 27-00 W. 133.3 feet to the point of beginning.

The above property is subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

This being the same property conveyed to mortgagor herein by deed recorded in Deed Book 1009, page 731, R.M.C. Office for Greenville County.



which has the address of Route 2, Greer, South Carolina 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 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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