

FILED
GREENVILLE CO. S. C.
JUN 10 2 14 PM '76
S. H. C.

MORTGAGE

1976-1339-837

THIS MORTGAGE is made this 10th day of June, 1976
between the Mortgagor, Linda Sue 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 Thirty-four Thousand and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 June 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 State of South Carolina:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 84 on plat entitled "Revised Lake Forest, recorded in Plat Book FF at page 384 and also shown as part of Lot 84 on plat recorded in Plat Book GG at page 17 and having such courses and distances as will appear by reference to the former plat as follows:

BEGINNING at an iron pin on Lake Fairfield Drive, and Shannon Drive and running with Shanon Drive thence S. 29-31 E. 250 feet to an iron pin; thence along Lot 84, a new line, N. 42-0 W. 82.7 feet to an iron pin; thence N. 78-0 W. 104 feet to an iron pin at the rear corner of Lots 84 and 85; thence with joint line of said lots, N. 22-15 W. 222.8 feet to an iron pin on Lake Fairfield Drive; thence with said Drive, N. 67-20 E. 130 feet to the point of beginning.

Also: All that piece, parcel or lot of land described as follows:

BEGINNING at an iron pin at rear corner of Lot 84 and running thence S. 29-31 E. 106.5 feet to an iron pin; thence S. 28-55 W. 23.9 feet; thence N. 61-30 W. 109.3 feet to an iron pin at rear corner of Lot 84 at or near the high water line of Lake Fairfield; thence with rear line of Lot 84, N. 42-0 E. 82.7 feet to the beginning corner.



which has the address of

224 Lake Fairfield Drive, Greenville,

(Street)

(City)

S. C. 29607

(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 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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