

Bell Federal Savings and Loan Association of Inman
P. O. Box 97
Inman, South Carolina 29349

JUL 27 12 26 PM '76

BOOK 1373 PAGE 723

MORTGAGE

THIS MORTGAGE is made this 27th day of July, 1976,
between the Mortgagor, Brown Enterprises of S. C., Inc.

(herein "Borrower"),
and the Mortgagee, BELL FEDERAL SAVINGS AND LOAN ASSOCIATION OF INMAN, a corporation
organized and existing under the laws of THE UNITED STATES, whose address
is 24 S. Main St., Inman, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twenty-four Thousand Two
Hundred Twenty-five & No/100 Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2006.

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 of that certain piece, parcel, or lot of land, situate, lying, and
being in the County of Greenville, State of South Carolina, and being
known and designated as Lot No. 66 of King Acres Subdivision, According
to a plat prepared of said subdivision by John A. Simmons, registered
surveyor, August 10, 1963, and which said plat is recorded in the R.M.C.
Office for Greenville County, South Carolina, in Plat Book YY, at Page
153, and to which plat reference is craved for a more complete description
thereof.

The within property is the same property conveyed to the Mortgagor herein
by that certain deed of King Acres, Inc., dated May 25, 1976, and which
deed is recorded in the R.M.C. Office for Greenville County, South
Carolina, in Deed Book 1037, at Page 787.



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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.

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