

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

FILED
GREENVILLE CO S.C. Inman
JUL 27 12 29 PM '76
DONN MORTGAGE
R.M.C.

BOOK 1373 PAGE 731

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-three Thousand Two Hundred Seventy-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. 90 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 Laurens I. James, 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 785.



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 in the event 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 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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