

FILED
GREENVILLE CO. S. C.
NOV 29 10 21 AM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of November, 1976, between the Mortgagor, Kendall L. 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-TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - (\$22,250.00) - - - Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 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 November 1, 1991;

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the northeast side of Waymon Smith Road, about one mile southward from the City of Greer, being Lot No. 47 and on-half of Lot No. 48, adjoining the same, of the property of J. Waymon Smith, shown on plat thereof by H. S. Brockman, Registered Surveyor, dated May 7, 1958, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Waymon Smith Road, corner of Lots Nos. 46 and 47, and running thence along the line of said lots, N. 49-45 E. 200 feet to an iron pin on the line of Lot No. 45; thence along the line of Lot No. 45, N. 40-15 W. 150 feet to an iron pin, new corner on the line of Lot No. 48; thence a new line through the middle of Lot No. 48, S. 49-45 W. 200 feet to an iron pin, northeast side of Waymon Smith Road; thence along said road, S. 40-15 E. 150 feet to the beginning corner.

This being the same property conveyed to mortgagor herein by deed of Evelyn H. Brezeale dated March 25, 1965, recorded March 29, 1965, in Deed Book 770, page 152, R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
11/25/76 TAX \$ 08.92
FR. 11/2/76

which has the address of 403 Waymon Drive, Greer, South Carolina 29651 (herein "Property Address");
(Street) (City)
(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.

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