

GREENVILLE CO. S.C.

Mail to
Family Federal Savings & Loan Assn.
Drawer L.
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of December 1976, between the Mortgagor, Arthur Lee Brown and Marlene C. Brown (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America whose address is 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand five hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 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 First, January 2007.

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 2i 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, on the Southwest side of State Highway No. 101, about one-half mile Northwest of the City of Greer, being shown as containing 0.60 acre on a plat of property prepared by Terry T. Dill, Surveyor, dated 9/20/76, recorded in Plat Book 52 page 51, and having such metes and bounds as is thereby shown. According to said plat said property fronts 120 feet on Highway 101, with a depth of 212 feet on the North, a depth of 211.5 feet on the South, and a rear width of 120 feet.

DERIVATION: See deed of Agnes B. Hunnicutt, recorded September 6, 1956 in Vol. 560 at page 513.

DOCUMENTARY
STAMP
TAX
\$17.00
RECORDED
PS 11/12/76

ALSO, all that piece, parcel or lot of land lying on the South side of the Buncombe Road, Chick Springs Township, and having the following courses and distances, to-wit: Beginning at an iron pin on the South side of said road and which iron pin is at the Northeast corner of the lot which H.M. Hollifield conveyed to J.H. Hayes by deed recorded in the Deed Book 290, Page 121, and running thence from said iron pin S 23 W 300 feet to a stake, thence S 66 E 105 feet to a point, thence N 23 E 300 feet to a point on the South side of said road; thence with the South side of said road N 66 W 105 feet to the beginning point. See deed of A. H. Brown recorded May 23, 1963.

Route 6 Greer
which has the address of (Street) (City)
S. C. 29651
(State and Zip Code) (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 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.

37 AR 700

350 AS

4328 RV-2J