

MORTGAGE

THIS MORTGAGE is made this 4th day of January, 1977,
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 **P. O. Box 97, Inman, S. C. 29349** (herein "Lender").

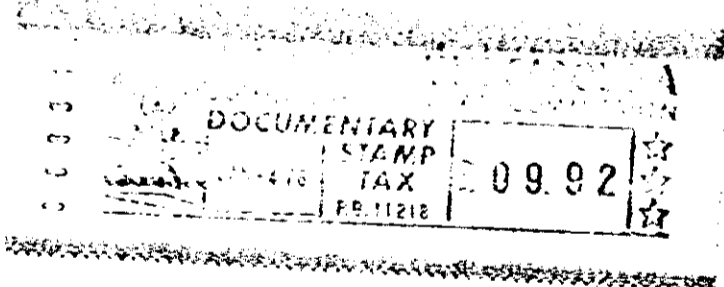
WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty-four Thousand Seven
Hundred Fifty and No/100-----Dollars**, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on **May 1, 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 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 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 8, Cannon Hill Subdivision, Plat 2, according
to a plat prepared of said property by Wolfe & Huskey, Inc., Engineering
and Surveying Company, September 23, 1975, and which said plat is
recorded in the R.M.C. Office for Greenville County, South Carolina,
in Plat Book 5-D, at Page 100, and according to said plat having
the following courses and distances, to-wit:

BEGINNING at a point in or near the center of Cannon Road, S. 89-38 W.
300.9 feet to an iron pin; thence, N. 07-58 W. 141.9 feet to an iron
pin, joint rear corner of Lots 8 and 9; thence running with the common
line of Lots 8 and 9, N. 89-38 E. 289.11 feet to a point in or near
the center of Cannon Road; thence running with said Road, S. 08-00 E.
50 feet to a point in or near the center of said Road; thence continuing
with said Road, S. 15-05 E. 94 feet to a point in or naer the center of
said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor
herein by that certain Deed of George W. Vaughn of even date herewith
and which said Deed is being recorded simultaneously with the recording
of this instrument.



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 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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