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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of June, 19 77, between the Mortgagor, WILLIAM N. BROWN, JR. and LUVENIA 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-four Thousand Eight Hundred and 00/100 ($24,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006;

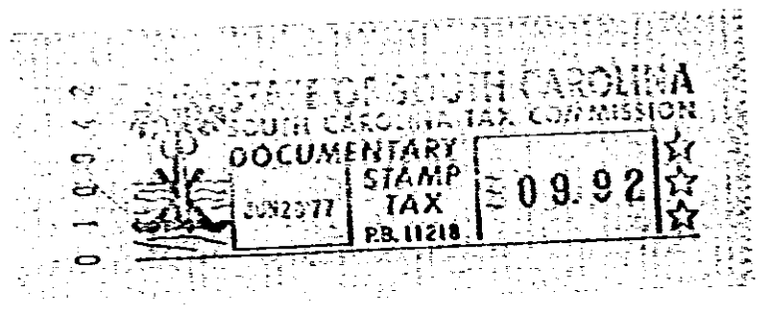
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, and shown as LOT NO. 4 on Plat of Property of Boyd C. Lister and Sybil L. Lister, prepared by Terry T. Dill, R.L.S., dated August 15, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-H at Page 115, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Brown Drive, joint corner with Lot No. 3, and running thence N. 10° 45' W. 203.5 feet to an iron pin; thence S. 76° 55' W. 135 feet to an iron pin; thence N. 12° 09' W. 195.5 feet to an iron pin located on the Northern side of said Brown Drive; thence S. 73° 36' W. 140 feet to the point of beginning; be all said measurements a little more or less.

THIS BEING the identical premises conveyed to William N. Brown, Jr. and Luvenia Brown by Deed of Boyd C. Lister and Sybil L. Lister dated June 17, 1977, and recorded in the Greenville County R.M.C. Office in Deed Book 1058 at Page 869.

MORTGAGEE'S ADDRESS: 107 Church Street
P. O. Box 969
Greer, South Carolina 29651



which has the address of 107 Church Street (Street) Greer (City)
South Carolina 29651 (herein "Property Address");
(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 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 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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