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GREENVILLE CO. S. C.

AUG 15 10 46 AM '77

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1407 PAGE 10

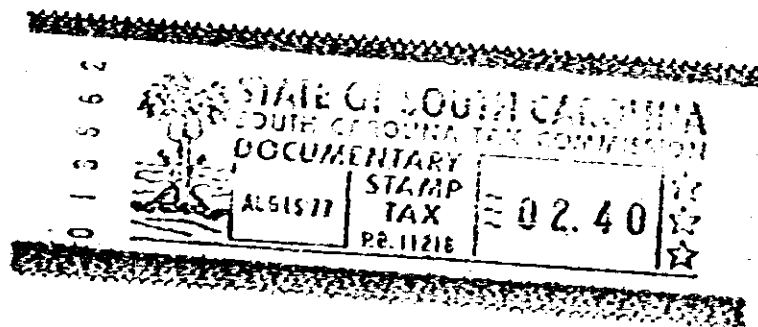
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THIS MORTGAGE is made this 12th day of August, 19 77,  
between the Mortgagor, Roxie T. Brown (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 August 1, 1987;

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 parcel or lot of land situated on the south side of James Street in the City of Greer, Chick Springs Township, being a portion of Lots Nos. 49 and 50 of the property of Mrs. E.A. Wood according to survey and plat by H.S. Brockman, Surveyor dated June 22, 1935, and having a width of approximately 41 feet and 3 inches, and a depth of approximately 150 feet, and being all of the same property conveyed to M.C. Barton by deed being duly recorded in Deed Book 509 at page 416 in the R.M.C. Office for Greenville County.

THIS is the identical property conveyed to Roxie T. Brown by deed of Louie T. Barton on August 12, 1977 and duly recorded in Deed Book 1062 at page 512 on August 15, 1977 in the R.M.C. Office for Greenville County.



which has the address of 107 West James Street Greer  
(Street) (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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