

FILED
GREENVILLE CO. S.C.

MORTGAGE

2 12 35 PM '77

JOHN S. TAYLOR

THIS MORTGAGE is made this 1st day of September, 1977, between the Mortgagor, Thomas H. Brown and Estelle J. Brown (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Three Hundred and 00/100 (\$32,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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 July 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 2 on a plat of Edwards Forest, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bedford Road (now Belview Drive) at the corner of Lot 1, which iron pin is 113 feet north of the curved intersection of Woodburn Drive; thence along the western side of Bedford Road (now Belview Drive) N. 32-07 W. 133 feet to an iron pin; thence S. 58-38 W. 150 feet to an iron pin; thence S. 32-07 E. 133 feet to an iron pin; thence S. 58-38 E. 150 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of George T. Case, Jr. and Martha T. Case, which Deed is dated September 1, 1977, and is to be recorded herewith in the RMC Office for Greenville County.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA, THIS 12TH DAY OF SEPTEMBER, 1977.

which has the address of 130 Belview Drive Taylors, South Carolina 29687 (herein "Property Address");
[State and Zip Code] [Street] [City]

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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