

OCT 27 9 25 AM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1413 PAGE 994

MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1977, between the Mortgagor, JAMES H. BROWNE AND EVELYN E. BROWNE, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

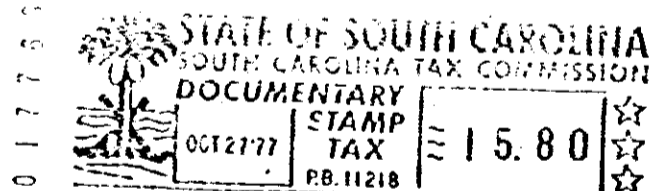
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Five Hundred & NO/100 (\$39,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 and lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 43 of a subdivision known as Wade Hampton Terrace, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 15, and having the following metes and bounds to-wit:

Beginning at an iron pin on the northern side of Lisa Drive at the joint front corner of Lots 42 and 43 and running thence along the common line of said lots N. 35-16 E. 137 feet to an iron pin at the joint rear corner of said lots; thence running S. 56-22 E. 120.05 feet along the rear of Lot 43 to the joint rear corner of Lots 43 and 44; thence running along the common line of Lots 43 and 44 S. 35-16 W. 140.4 feet to an iron pin on the northern side of Lisa Drive; thence along Lisa Drive N. 54-44 W. 120 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Geral W. Holland and Betty S. Holland recorded in the R.M.C. Office for Greenville County in Deed Book 1067 Page 398 on October , 1977.



which has the address of 15 Lisa Drive Greenville, South Carolina 29615 (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.

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