

MORTGAGE

THIS MORTGAGE is made this 19th day of December, 1977, between the Mortgagor, James D. Brown and Dorothy L. 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 --NINE THOUSAND AND NO/100 (\$9,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 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 December 1, 1992

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 tract of land in Chick Springs Township, Greenville County, State of South Carolina, containing 5.7 acres, and being known and designated as a portion of the property of the T. B. Bridges Estate, recorded in Plat Book ZZ at page 17, R.M.C. Office for Greenville County, and having, according to said plat, the following:

BEGINNING with an iron pin in the center of Reids School Road in the joint front corner of property now or formerly of Earl W. Bridges, and running thence along the line of property of Earl W. Bridges, N. 3-25 W. 394 feet to iron pin; thence S. 62-45 W. 274.8 feet to iron pin; thence with property now or formerly of J. P. Rosamond Estate N. 3-45 E. 1082 feet to iron pin; thence S. 24-45 E. 593 feet to iron pin; thence S. 3-25 E. 780 feet to iron pin in center of Reids School Road; thence with said Reids School Road, S. 64-30 W. 100 feet to point of beginning.

This property is subject to any existing easements, rights of way, reservations and restrictions.

This being the same property conveyed to mortgagors by deed of Robert David Bridges, et al, dated December 19, 1977, to be recorded herewith.

[Faint signature and stamp area]

RECORDED
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11:20 AM

which has the address of Route 2, Reids School Road, Taylors, South Carolina 29687 (State and Zip Code) (Street) (City) (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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