

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this seventeenth day of February, 1978, between the Mortgagor, Preston M. Brown, Jr. and Donna Lynn Brown (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four Thousand and no/100ths (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1978 (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, 1998.

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 lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract Number 1, containing 7.32 acres, more or less, as shown on a division of the R. T. Stone Estate, prepared by Campbell and Clarkson, Surveyors, dated May 5, 1966, said plat being recorded in Plat Book 000 at Page 6 in the R.M.C. Office for Greenville County, South Carolina. The subject tract is located at the northeasterly corner of the intersection of Plantation Road and Gilreath Mill Road. Reference to said plat is made for a more complete property description.

DERIVATION: See deed of S. Harold Stone, Raymond T. Stone, et al., to the Mortgagors herein, recorded September 8, 1971 in Deed Book 924 at Page 441 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Route 7, Plantation Road, Greer, S. C. 29651 (herein "Property Address");
[Street] [City] [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 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.

COPIES
--- 1 FEB 21 79 686
--- 1 FEB 21 78 687
7.5001
1301

1
3
0
9
0
0

4328 RV-2