

MORTGAGE

MAR 13 10 39 AM '78

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 10th day of March, 1978, between the Mortgagor, Brown Enterprises of S. C., Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Nine Hundred and NO/100 (\$23,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 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 August 1, 2003.

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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 4 of Paris View Subdivision, Section I, according to a plat prepared of said subdivision by J. D. Calmes, R. L. S., April, 1961 and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV, at Page 101, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Meece Bridge Road, joint corner with Lot 5 and running thence with the common line with Lot 5, N. 86-35 E. 200 feet to a point, joint rear corner with Lots 5, 36 and 37; thence running with the common line with Lot 37, S. 3-25 E. 100 feet to a point, joint corner with Lot 3; thence running with the common line with Lot 3, S. 86-35 W. 200 feet to a point on the edge of Meece Bridge Road; thence running with the edge of Meece Bridge Road, N. 3-25 W. 100 feet to a point on the edge of Meece Bridge Road, the point of Beginning.

The within property is a portion of the property conveyed to the mortgagor herein by deed of Virginia B. Mann, dated December 21, 1977, and which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina, on December 28, 1977, in Deed Book 1070, at Page 870.

which has the address of Meece Bridge Road, Greer, South Carolina, 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.

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