

GREENVILLE CO. S.C.
APR 6 3 27 PM '78
STATE ARCHIVES
R.M.C.

MORTGAGE

BOOK 1428 PAGE 155

THIS MORTGAGE is made this 6 day of April, 1978, between the Mortgagor, LENARD BROWN AND CAROLYN M. BROWN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of South Carolina 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 Six Thousand Three Hundred and 00/100 (\$6,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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 April 1, 1993

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 located in the County of Greenville, State of South Carolina, and lying and being in Bates Township, on the west side of Lindberg Street in the village of Slater, and being known and designated as Lot No. 14 of Block D, according to a plat of S. Slater & Sons, made by J. E. Surrine & Co., dated July 10, 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 63-65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Slater Street at the joint front corner of Lots 13 and 14 of Block D, and running thence with the line of Lot 13, N. 51-20 W. 110 feet to an iron pin; thence N. 38-40 E. 70 feet to an iron pin; thence with the line of Lot 15, S. 51-20 E. 110 feet to an iron pin on the west side of Lindberg Street; thence with the west side of said Street, S. 38-40 W. 70 feet, to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Clarence M. Burnett, as Executor of the Estate of Frankie B. Burnett, Deceased, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1076 at Page 665.

which has the address of 37 Lindberg Street Greenville South Carolina,
(Street) (City)
(State and Zip Code) (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.

GCTO --- 1 AP 6 78 484

3.50CI

4328 RV-2

RESISTANCE