

FILED
GREENVILLE CO. S. C.
OCT 12 3 03 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1447 PAGE 1

THIS MORTGAGE is made this 12th day of October 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 of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

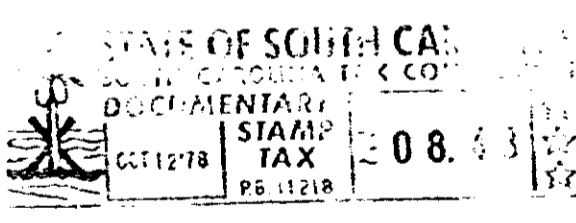
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand Two Hundred and No/100 (\$21,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1984.

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 State of South Carolina, County of Greenville, and being known and designated as Lot No. 132 of Sunny Slopes Subdivision, Section Two, according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 67, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Fernleaf Drive, joint front corner of Lots 131 and 132 and running thence with the common line of Lot 131, S. 74-01 E. 150 feet to a point in the line of Lot 135; thence running with the common line with Lot 135, S. 15-59 W. 80 feet to a point, joint rear corner with Lot 133; thence running with the common line with Lot 133, N. 74-01 W. 150 feet to a point on the edge of Fernleaf Drive; thence running with the edge of said Drive, N. 15-59 E. 80 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the same property conveyed to the Mortgagor herein by deed of Stephen R. Tate and Narda H. Tate of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.



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which has the address of Fernleaf Drive Travelers Rest, South Carolina 29690 (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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