

MORTGAGE

BOOK 1451 PAGE 606

THIS MORTGAGE is made this 29th day of November 1978, between the Mortgagor, Johnny M. Brownlee and Iris A. Brownlee (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Seventy-Five and NO/100ths (\$46,075.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 2008.

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 lot of land situate on the southwestern side of Basswood Drive in the County of Greenville, State of South Carolina, being shown as Lot no. 83 on a plat of Hillsborough Subdivision, Section II, dated November, 1970, recorded in Plat Book 4F at Page 51 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Basswood Drive at the joint front corner of Lot 82 and Lot 83 and running thence with Lot 82 S. 57-24 W. 140 feet to an iron pin at the joint rear corner of Lots 82 and 83; thence with Lot 76 and Lot 77 N. 32-36 W. 110 feet to an iron pin at the rear corner of Lots 83 and 84; thence with Lot 84 N. 57-24 E. 140 feet to an iron pin on the southwestern side of Basswood Drive; thence with said Drive S. 32-36 E. 110 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto Johnny M. Brownlee and Iris A. Brownlee by deed of William A. Lynch, Jr. and Martha C. Lynch, dated and recorded concurrently herewith.

which has the address of 118 Basswood Drive Mauldin South Carolina 29662 (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 seized 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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