

GREENVILLE CO. S.C.
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RECORDED

MORTGAGE

BOOK 1401 PAGE 037

THIS MORTGAGE is made this 27 day of November, 1978, between the Mortgagor, W. Bayne 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").

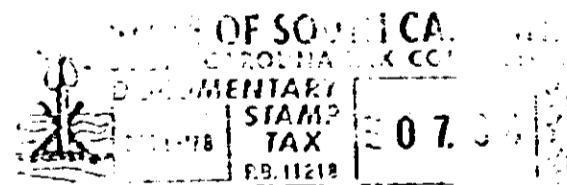
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand, One Hundred and No/100 (\$19,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 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 piece, parcel or lot of land, with improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southerly side of Buist Avenue, and being known and designated as a portion of Lot No. 10, as shown on the plat of the property of L. O. Patterson, made by C. A. Schulze, dated April 10, 1925, and also being shown as a portion of Lots No. 8 and 9 on plat of Buist Circle, as recorded in the RMC Office in Plat Book C, at Page 10, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Buist Avenue, the joint front corner of Lots No. 10 and 11, as shown on Schulze plat and running thence with the south side of Buist Avenue, N. 80-15 W. 60 feet to a stake, corner of Lots 9 and 10; thence with the joint line of said lots, S. 9-45 W. 100 feet to a stake; thence S. 80-15 E. 60 feet to a stake in line of Lot No. 11; thence with the line of said Lot, N. 9-45 E. 103 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by the Mortgagee by deed dated November 27, 1978, said deed being recorded in the R.M.C. Office for Greenville County in Deed Book 1092 at Page 925.



which has the address of 121 Buist Avenue, Greenville, South Carolina 29609 (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 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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