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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1458 PAGE 329

# MORTGAGE

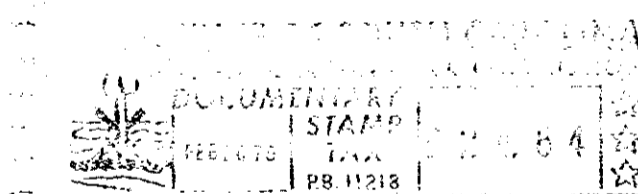
THIS MORTGAGE is made this 23rd day of February, 1979, between the Mortgagor, Robert J. Brown and Dorothy S. Brown, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ----Sixty One Thousand Six Hundred and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated February 23, 1979, (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, 2009.....;

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: being known and designated as Lot No. 2 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 5-D, at Pages 1-5, and being more particularly described according to a plat entitled "Property of Robert J. Brown and Dorothy S. Brown", made by Carolina Surveying Co., 22 February 1979, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Stalling Road at the joint front corner of Lots 2 and 3 and running thence along the common line of said Lots, N. 52-06 W. 203.92 feet to an iron pin; thence N. 22-49 E. 85 feet to an iron pin; thence along the common line of Lots 1 and 2, S. 64-34 E. 231.3 feet to an iron pin on the western side of Stalling Road; thence along the said Stalling Road S. 37-49 W. 132 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Furman Cooper, Builders, recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.



which has the address of 202 Stalling Road, Taylors, (Street) (City), South Carolina 29687 (herein "Property Address"); (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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