

P. O. Box 1268
Greenville, S. C. 29602

Vol 1469 Page 308

MORTGAGE

FILED
GREENVILLE CO. S. C.
JUN 6 3 24 PM '79
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE was made this 6th day of June 1979, between the Mortgagor, Johnny Irvin Brown and Judy C. Brown (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

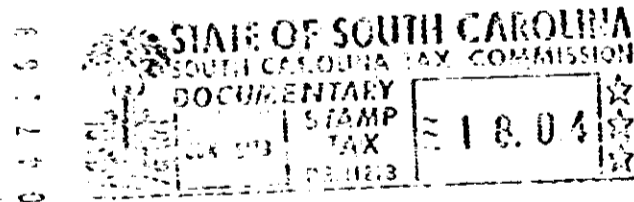
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FIVE THOUSAND SIXTY-SEVEN and 14/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007;

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 Greenville County, South Carolina, being shown and designated as Lot 11 on a Plat of ADDITION TO KNOLLWOOD HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book PPP, at Page 7, and having, according to a more recent survey by Freeland & Associates, dated June 2, 1979, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Edgewood Drive, joint front corner of Lots 10 and 11, and running thence with the common line of said Lots, N 47-27 W, 165.0 feet to an iron pin; thence with the rear line of Lot 11, N 42-33 E, 120.0 feet to an iron pin, joint rear corner of Lots 11 and 12; thence with the common line of said Lots, S 47-27 E, 165.0 feet to an iron pin on the northwestern side of Edgewood Drive; thence with said Drive, S 42-33, 120.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from Sidney David Skinner and Marion Skinner, dated June 4, 1979, to be recorded simultaneously herewith.



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which has the address of 208 Edgewood Drive, Mauldin, S. C. 29662 (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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