

Mortgage Address: P. O. Box 937, Greenville, S. C.

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WILMINGTON, DELETED, 1000 & 1000

MORTGAGE

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THIS MORTGAGE is made this 9th day of August, 1979, between the Mortgagor, Charles Paul Brown and Helen W. Brown (herein "Borrower"), and the Mortgagee, South Carolina 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 Twenty-one Thousand Three Hundred Seventy-five (\$21,375.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 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 September 1, 1994

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 located in the County of Greenville, State of South Carolina, lying and being on the western edge of Wilton Street and having, according to a plat of "Etca V. Hill Property", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 67B, and having, according to a more recent plat entitled "Charles P. Brown and Helen W. Brown, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Wilton Street and running thence with Wilton Street S. 60-30 W. 125 feet to an X in pavement at the intersection of Wilton Street and Mansell Street; thence with Mansell Street N. 76-30 W. 105.4 feet to a point; thence N. 21-00 E. 13.5 feet to a point; thence N. 87-28 W. 17 feet to a point; thence N. 21-24 E. 130.16 feet; thence due east 17 feet to a point; thence S. 82-30 E. 74.6 feet to a point on the western edge of Wilton Street, the point of beginning.

Being the same property conveyed to Mortgagors herein by deed of Etca V. Hill, Fred S. Hill and Alvin J. Hill, dated August 9, 1979 and recorded the same date in Deed Book 1109, at Page 14.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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which has the address of _____
[Street] [City]
_____ (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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