

OFFICE OF THE CLERK OF COURT
SOUTH CAROLINA
GREENVILLE
AUG 23 1979
MRS. S. C. BERSLEY

VOL 1418 PAGE 130

MORTGAGE

THIS MORTGAGE is made this 23rd day of August 1979, between the Mortgagor, R. J. Brown, Jr. and Carolyn P. 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 Fifty-Six Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 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:

All that piece, parcel or lot of land situate, lying and being on the southern side of Tillman Court, in Greenville County, S. C. being shown and designated as Lot No. 2 on plat of Tillman Court made by C. C. Jones, Engineer, dated November, 1963, recorded in the RMC Office for Greenville County, S. C. in Plat Book RR at Page 155, and having according to a more recent plat made by Freeland & Associates entitled "Property of R. G. Brown, Jr. and Carolyn P. Brown" dated August 22, 1979, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-L at Page 52, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Tillman Court at the joint corner of Lots 2 and 3 and runs thence S. 27-25 W. 259.27 feet to an iron pin; thence N. 51-59 W. 160.07 feet to an iron pin; thence N. 36-44 W. 203.96 feet to an iron pin on the south side of Tillman Court; thence along Tillman Court, and following the curvature thereof N. 72-32 E. 100.06 feet to an iron pin; thence N. 82-38 E. 94.38 feet to an iron pin; thence S. 72-58 E. 93.60 feet to an iron pin; thence S. 62-21 E. 100.43 feet to the point of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

This is the same property conveyed to the Mortgagors herein by deed of H. Nelson Specht and Arvida G. Specht of even date to be recorded herewith.

GCTO

3 AUG 24 79 1520

which has the address of Route 10, Tillman Court, Greenville, S. C. 29607, (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.

0136

4328 RV-2