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CO. S. C.  
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DONN. TINKERSLEY  
R.M.C.

FEATHERWOOD, WALKER, TODD & MANN  
1180 PAGE 514

# MORTGAGE

THIS MORTGAGE is made this 13th day of September, 1979, 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").

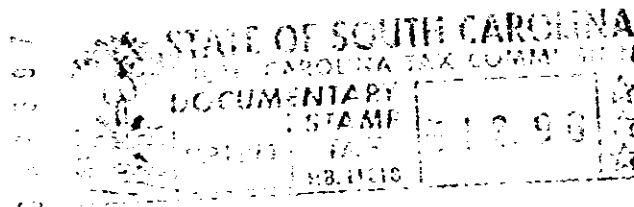
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand Four Hundred and No/100 (\$32,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot 53 of a subdivision known as Brookwood Forest, Section II, as shown on a plat of a portion of said subdivision prepared by Webb Surveying & Mapping Co., recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wintergreen Lane, joint front corner of Lots 52 and 53 and running thence with the northwestern side of Wintergreen Lane N. 24-28 E. 100 feet to an iron pin; thence continuing with the northwestern side of Wintergreen Lane, N. 26-21 E. 50 feet to an iron pin at the joint front corner of Lots 53 and 54; thence with the joint line of said lots following the center of a 50 foot right of way for a water main, N. 56-51 W. 151.7 feet to an iron pin on the south-eastern side of Rutherford Road; thence along the southeastern side of Rutherford Road, S. 25-23 W. 53 feet to an iron pin; thence continuing along the southeastern side of Rutherford Road S. 24-40 W. 100 feet to an iron pin at the joint corner of Lots 52 and 53; thence with the joint line of said lots S. 59-02 E. 157 feet to the beginning point.

Being the same property conveyed to the Mortgagor herein by deed of R. Wayne Joines, et al, by deed dated July 5, 1979, recorded in the R.M.C. Office for Greenville County in Deed Book 1108, at Page 131.



which has the address of Lot 53, Brookwood Forest Taylors, South Carolina 29687 (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 seised 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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