

FILED  
GREENVILLE CO. S. C.

Loan #10097

BOOK 1491 PAGE 36

DEC 12 2 13 PM '79

# MORTGAGE

DONNE E. TANKERSLEY  
R.M.C.

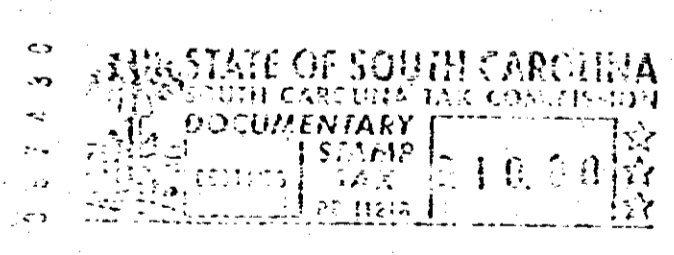
THIS MORTGAGE is made this 11th day of December 1979, between the Mortgagor Michael Hugh Brown and Lonni Faye B. Brown (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 11, 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 December 1, 1999;

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 the State and County aforesaid, about 9 miles Northwest of Greer, near Few's Chapel Methodist Church, on the East side of S. C. Highway No. 101 (also known as The Gap Creek or O'Neal Road), containing One and 7/10 (1.7) acres, more or less, as shown on plat of Hugh C. Brown property prepared by Lindsey & Associates, dated October 12, 1979, which plat is recorded in the R.M.C. Office for said County in Plat Book 7-Q at page 19, and being more particularly described according to said plat as follows: Beginning at an iron pin on the East side of said S. C. Highway No. 101, joint front corner with property owned now or formerly by Jim Suddeth, which point is 1850.6 feet, more or less, in a Southeast direction from the intersection of said Highway and Tiger Bridge Road, and running thence with the common line of this property and said Suddeth property N. 71-41 E. 318.5 feet to an old iron pin; thence N. 84-18 E. 287.3 feet to a new iron pin; thence N. 23-50 W. 209.7 feet to a new iron pin (new iron pin on line at 50.2 feet); thence S. 84-18 W. 287.3 feet to an old iron pin; thence S. 23-50 E. 159.5 feet to a new iron pin; thence S. 71-43 W. 320.8 feet to a new iron pin on the East side of said S. C. Highway No. 101; thence with the East side of said Highway S. 26-23 E. 50.6 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Mortgagors herein by Maggie Estelle Brown by deed recorded in said Office on October 18, 1979, in Deed Book 1113 at page 854.

GCTO -----3 DE 12 79 1064  
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which has the address of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
[Street] [City]  
S. C. \_\_\_\_\_ (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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