

FILED  
GENERAL F. C. S. C. MORTGAGE  
MAR 14 4 27 PM '80

THIS MORTGAGE is made this 14th day of March 1980, between the Mortgagor, **Brown Enterprises of S.C., Inc.** (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of **United States of America**, 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-One Thousand and NO/100 (\$31,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **March 14, 1980** (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 certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 118, of a subdivision known as Coleman Heights, according to a plat thereof prepared by Terry T. Dill, Surveyor, dated February, 1958, and recorded in the RMC Office for Greenville County in Plat Book RR, at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Coleman Drive, joint front corner of Lots Nos. 118 and 119, running thence with the joint line of said lots, S. 03-03 E. 166.8 feet to an iron pin at the joint corner of Lots Nos. 122 and 123; running thence with the line of Lot No. 123, S. 78-31 W. 142.3 feet to an iron pin at the joint rear corner of Lots Nos. 118 and 117; thence with the joint line of said lots, N. 05-48 W. 180 feet to an iron pin on the southern side of Coleman Drive, joint front corner of Lots Nos. 117 and 118; and running thence with the southern side of Coleman Drive, N. 81-12 E. 75 feet to an iron pin; thence continuing with the southern side of Coleman Drive, N. 87-07 E. 75 feet to the point of Beginning.

The within property is the identical property conveyed to the Grantor herein by deed of Gerald C. Gilstrap and Francis V. Gilstrap dated August 15, 1979 and which said deed was recorded in the RMC Office for Greenville County, South Carolina on August 17, 1979 in Deed Book 1109, at Page 613.

OFFICE OF THE CLERK OF COURTS  
GREENVILLE COUNTY, SOUTH CAROLINA  
RECORDED  
DOCUMENTARY  
MAY 15 1980

which has the address of **Coleman Drive**, **Travelers Rest**, SC **29690** (herein "Property Address");  
(Street) (City) (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 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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