

S. C.
MAY '80
TANKERSLEY

BOOK 1508 PAGE 859

MORTGAGE

THIS MORTGAGE is made this 1st day of July 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 the 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 Twenty-Seven Thousand Three Hundred and No/100 (\$27,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 December 1, 1985

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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 185, Sunny Slopes Subdivision, Section Three, the plat of which subdivision is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H, at Page 11, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Bubbling Creek Drive, joint corner with Lot No. 184 and running thence with the common line with said Lot, S. 3-19 W. 161.2 feet to a point, joint rear corner with Lots 165, 166, and 184; thence running with the common line with Lot 165, N. 85-00 E. 45 feet to a point, joint rear corner with Lot 164; thence running with the common line with Lot 164, N. 53-25 W. 125 feet to a point on the edge of Cedar Creek Drive; thence running with the edge of said Drive, N. 36-35 E. 105 feet to a point on the edge of said Drive; thence running with the curve of said Drive, the chord being: N. 71-04 E. 41.4 feet, to a point on the edge of said Drive; thence running with the edge of Bubbling Creek Drive, S. 81-46 E. 53.8 feet to a point on the edge of said Drive, the point of Beginning.

The within property is a portion of the property conveyed to the Mortgagor herein by deed of L. H. Tankersley, as Trustee, by deed dated December 12, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1017, at Page 295.

STATE OF SOUTH CAROLINA
DOCUMENTARY
JUL 1 1980

which has the address of Bubbling Creek Drive, Travelers Rest, South Carolina 29690 (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.

5
8
0

4328 RV.2