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# MORTGAGE

BOOK 1509 PAGE 355

THIS MORTGAGE is made this 25th day of July, 1980, between the Mortgagor, DAVID LEASON BROWN & BRENDA ALLEN 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 Fifteen Thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 August 1, 2000.

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 in the County of Greenville, State of South Carolina, on the northern side of Maryland Avenue and being known and designated as Lot No. 16 on Map No. 4 of the property of Talmer Cordell recorded in the RMC Office for Greenville County in Glat Book X, Page 55 and a more recent plat of Leason David Brown and Brenda Allen Brown as prepared by Carolina Surveying Company dated July 18, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-C, Page 84, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 16 and 15 on Maryland Avenue and running thence with said Avenue N. 60-43 W., 58 feet to an iron pin, joint frontcorner of Lots 17 and 16 on Maryland Avenue; running thence with the common line of said Lots N. 29-17 E., 150 feet to an iron pin, joint rear corner of said Lots; thence running along the rear of Lot 16 S. 60-43 E., 58 feet to an iron pin, joint rear corner of Lots 16 and 15; running thence with the common line of said Lots S. 29-17 W., 150 feet to an iron pin, joint front corner of said Lots on Maryland Avenue, the point of beginning.

This being the identical property conveyed to the Mortgagors by deed of Lloyd W. Gilstrap to be recorded on even date herewith.

which has the address of 19 Maryland Avenue Greenville, South Carolina 29611 (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 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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