

FILED
GREENVILLE CO. S. C.

AUG 29 4 21 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1513 665

THIS MORTGAGE is made this 28th day of August, 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").

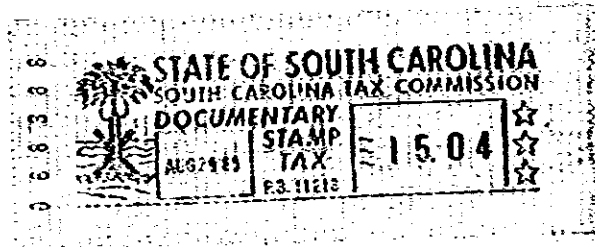
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Six Hundred and NO/100 (\$37,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2006.

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 a portion of Lot 4, on a plat of property of Harriet H. Black and Mae Hill, prepared by Freeland and Associates, September 1, 1979, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at Page 62, and according to a more recent survey prepared of said property by Freeland and Associates, August 27, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-D, at Page 90, having the following courses and distances, to-wit:

BEGINNING at a iron pin on the edge of Singleton Circle, joint front corner with Lot 3, and running thence with the edge of said Road, N. 26-52 E. 36.64 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 10-57 E. 25 feet to an iron pin on the edge of said Road; thence, N. 88-11 E. 51.21 feet to an iron pin; thence, S. 71-01 E. 129.97 feet to an iron pin; thence, S. 32-46 W. 43.18 feet to an iron pin; thence, S. 40-57 E. 10 feet to an iron pin; thence, S. 42-48 W. 71.99 feet to an iron pin, joint rear corner with Lot 3; thence running with the common line with Lot 3, N. 58-18 W. 152.43 feet to an iron pin on the edge of Singleton Circle, the point of Beginning.

The within property is a portion of the property conveyed to the Mortgagor herein by deed of Mae Davis Hill and Harriet H. Black, dated April 4, 1980, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1123, at Page 495.



which has the address of Singleton Circle, Greenville, SC (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 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.