

GR... FILED  
CO. S. C.

OCT 13 4 15 PM '80

JOHN S. FAHRSLEY  
R.M.C.

# MORTGAGE

1013 11215

THIS MORTGAGE is made this 10th day of October, 1980, between the Mortgagor, W. Bayne Brown (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

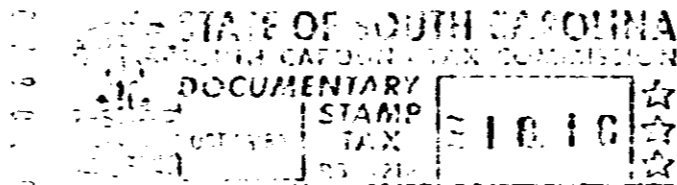
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Four Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.

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 located in the County of Greenville, State of South Carolina, lying and being at the intersection of Williams Road and Tubbs Mountain Road and being known and designated as Lot No. 25 on plat entitled "Property of George L. Coleman, Jr.", prepared by W. R. Williams, Jr., R.L.S., dated February 16, 1978 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Tubbs Mountain Road at the joint front corner of Lots Nos. 25 and 16 and running thence with the line of Lot No. 16 S. 72-22 W. 212.8 feet to an iron pin; thence N. 16-45 W. 108.1 feet to an iron pin on the southern side of Williams Road; thence with the southern side of Williams Road N. 71-23 E. 187.7 feet to a point at the intersection of Williams Road and Tubbs Mountain Road; thence with the intersection of Williams Road and Tubbs Mountain Road S. 62-41 E. 34.8 feet to a point on the western edge of Tubbs Mountain Road; thence with Tubbs Mountain Road S. 16-44 E. 91.6 feet to an iron pin, the point of beginning.

Being a portion of the same property conveyed to the mortgagor herein by deed of George L. Coleman, Jr., said deed being dated September 23, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1134 at Page 87.



which has the address of Lot No. 25, Tubbs Mountain Road, Travelers Rest,  
[Street] [City]  
S. C.  
[State and Zip Code] (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.

0 2 6

4328 RV-2