

GREENVILLE CO. S.C.
MAR 3 12 45 PM '81
DONNIE S. WALKERSLEY
R.M.C.

MORTGAGE

BOOK 1534 PAGE 113

THIS MORTGAGE is made this 3rd day of March 1981, between the Mortgagor, Brown Properties 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 Eighty-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1981 (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, 1982

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, with the buildings and improvements thereon, lying and being on the southeasterly side of Chisolm Trail, in the City of Greenville, South Carolina, being known and designated as Lot No. 9 on plat entitled "Final Plat, Section No. 2, Parkins Lake Development" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, at Page 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Chisolm Trail, said pin being the joint front corner of Lots 8 and 9 and running thence with the common line of said lots, S 55-16 E 174.7 feet to an iron pin, the joint rear corner of Lots 8 and 9; thence, N 61-28 E 160 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence with the common line with said lots, N 48-17 W 134 feet to an iron pin on the southeasterly side of Chisolm Trail; thence with the southeasterly side of Chisolm Trail, N 51-13 E 65 feet to an iron pin; thence continuing with said Chisolm Trail, N 45-19 E 65 feet to an iron pin, the point of beginning.

The within property is the identical property conveyed to mortgagor herein by deed of W. Richard Flinn and Sally E. Flinn by deed dated November 25, 1980 and which deed is recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1138 at Page 83.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 34.00

which has the address of Chisolm Trail, Greenville, S. C. 29607 (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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