

REC-150
MAY 2 1981
S.C.

MORTGAGE

BOOK 1535 PAGE 743

THIS MORTGAGE is made this 20th day of March 1981 between the Mortgagor Dan L. Brewton and Vivian M. Brewton (herein "Borrower"), and the Mortgagee GREER FEDERAL SAVINGS AND LOAN ASSOCIATION (herein "Lender"), a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street, Greer, South Carolina, 29651.

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,000.00 which indebtedness is evidenced by Borrower's note dated March 20, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 1st, 1987:

TO SECURE to Lender 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, 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: being on the eastern side of Pine Street Extension, in Chick Springs Township, and being a part of Lots 8-A and 8-B, as shown on a plat entitled Property of J. B. Burnett Estate, made by H. S. Brockman, Surveyor, dated March 3, 1937, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said Street and running thence S. 74-01 E. 242.7 feet to a point on the line of property now or formerly of Mrs. Nan Finley; thence with the Finley line, N. 1-10 W. 47 feet to a point; thence N. 65-56 W. 225.5 feet to a pin in the center of said Street; thence with said Street, S. 20-20 W. 75 feet to the point of beginning.

AND ALSO, all that piece, parcel and lot of land in said Township, County and State, adjoining the above, and being a part of Lots 8-A and 8-B as shown on the above stated plat, and having the following metes and bounds, to-wit:

BEGINNING on a point in the center of said Street, joint corner of the lot now or formerly of Clyde Thompson, and running thence with the Thompson line, S. 61-35 E. 222.5 feet to a iron pin on the line of Mrs. Nan Finley and being the original joint corner of Lots Nos. 8-A and 8-B; thence with the Finley line, S. 1-10 E. 3.3 feet to an iron pin on the Finley line and joint corner of property now or formerly belonging to Roy and Lucille Howell; thence with the Howell line, N. 65-56 W. 225.5 feet to a point in the center of said Street; thence with said Street, N. 30-20 E. 20 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of Jo Ann H. Adams and James Earle Howell, recorded in the RMC Office for Greenville County on Dec. 1, 1978, in Deed Book 1092 at page 909.

THIS IS A SECOND MORTGAGE.

which has the address of 228 Pine Street Extension, Greer, South Carolina 29651 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

- UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
 2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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