

FILED
GREENVILLE CO. S. C.

BOOK 1538 PAGE 822

MORTGAGE

APR 21 1 38 PM '81

THIS MORTGAGE was made this 20th day of April 1981, 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").

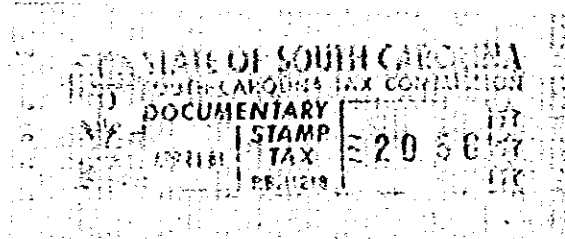
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One Thousand Four Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 located in the County of Greenville, State of South Carolina, lying and being on the northern side of Thunderbird Drive and being known and designated as Lot No. 26, Oak Forest Estates, Section II according to plat by Williams and Plumblee, Inc., said plat being dated March 10, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Thunderbird Drive at the joint front corner of Lots Nos. 27 and 26 and running thence with the line of Lot No. 27 N. 18-24 W. 221.9 feet to an iron pin; thence N. 73-16 E. 238.5 feet to an iron pin at the joint rear corner of Lots Nos. 26 and an unnumbered lot; thence S. 16-10 E. 224.9 feet to an iron pin on the northern edge of Thunderbird Drive; thence with Thunderbird Drive S. 74-35 W. 218.7 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of George L. Coleman, Jr. dated April 20, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1146 at Page 673.



GCTC --- 1 APR 21 81 258

which has the address of Lot No. 26 Thunderbird Drive Travelers Rest, 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 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.

4328 RV-2