



MORTGAGE

BOOK 1541 PAGE 225

THIS MORTGAGE is made this 7th day of May 1981, between the Mortgagor, Ronald W. Brown and Bobbie W. Brown (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six thousand Nine Hundred... twelve and 72/100 ***** Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 May 1, 1984

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 near the City of Greenville, in the County of Greenville, State of South Carolina being known and designated as Lot No. 30 on Plat of Sec. C, Riley Estates, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, Page 137 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Riley Road, joint front corner Lots 30 and 31; and running thence N. 64-00 W., 193.2 feet to an iron pin; thence N. 19-44 E., 100.6 feet to an iron pin; thence S. 64-00 E., 203 feet to an iron pin on Riley Road; thence along Riley Road S. 26-00 W., 100 feet to an iron pin being the point of beginning.

This is the same property conveyed to the grantor by Deed of Nancy Crowe Evans recorded November 16, 1963 in Deed Book 736 at Page 329 in the RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, and rights of way, if any affecting the above described property.

This is the same property conveyed by Deed of Guy C. Saylor unto Ronald W. Brown and Bobbie W. Brown, dated October 28, 1977 and recorded October 28, 1977 in the RMC Office for Greenville County, volume 1067 Page 517.

which has the address of 106 Riley Rd., Greenville, SC 29611 (Street) (City) (herein "Property Address"); (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 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.

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