

21824 Any CHR. Sec. 1A
Dennis L. Brewer et al
246.2-1-78

MORTGAGE

REC. 1544 4818

RSLEY

THIS MORTGAGE is made this 19th day of June 1981 between the Mortgagor, Dennis L. Brewer and Carol C. Brewer (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of South Carolina whose address is 1241 Main Street Columbia, S.C. 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Eight Thousand Four Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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 July 1, 2011.

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 southerly side of Holly Lane, in the City of Mauldin, State of South Carolina, County of Greenville, and being designated as Lot No. 78 on a plat entitled Section II, Holly Springs Subdivision, as recorded in the RMC office for Greenville County, in Plat Book 4R at Page 54, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Holly Lane, at the joint front corner of Lots 77 and 78 and running thence along the common line of said Lots S 18-22 W 150 feet to an iron pin at the joint corner of Lots 77, 78, 93 and 94; thence along the rear line of Lots 78 and 93 S 75-04 E 93.5 feet to an iron pin at the joint corner of Lots 78, 79, 92 and 93; thence along the common line of Lots 78 and 79 N 17-00 E 150 feet to an iron pin on the southerly side of Holly Lane; thence with said Lane N 75-08 W 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Steven Epps, Jr. and Mary Lou H. Epps, dated and recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COURT DIVISION
DOCUMENTARY
STAMP
2936
FEB 12 1981

which has the address of 400 Holly Lane Mauldin South Carolina 29662 (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 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.

400 21821801

4328 RV.2

21821801