

MORTGAGE

THIS MORTGAGE is made this 10th day of August 19. 82. between the Mortgagor, James D. Brown and Verma L. Brown (herein "Borrower"), and the Mortgagee, South Carolina National Bank a corporation organized and existing under the laws of South Carolina whose address is P. O. Box 969 Greenville, S. C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty six thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 31, 1983.

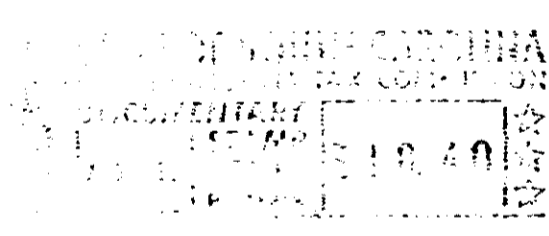
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being on the Southeastern side of Sweetwater Court, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 440 as shown on a plat entitled "Map 3, Section 2, Sugar Creek," as recorded in Plat Book 7-X at Page 2 in the Office of the FMC for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Sweetwater Court, said pin being the joint front corner of Lots 440 and 441, and running thence with the common line of said lots, S. 88-46-49 E. 165 feet to an iron pin at the joint rear corner of Lots 440 and 441; thence S. 17-03-13 W. 84.39 feet to an iron pin at the joint rear corner of Lots 440 and 439; thence with the common line of said lots, S. 74-26-33 W. 130 feet to an iron pin on the southeastern side of Sweetwater Court; thence with the southeastern side of Sweetwater Court, S. 7-10-09 E. 120 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Grantor herein by deed of John Cothran Company, Inc., et al recorded in the Office of the FMC for Greenville County in Deed Book 1154 at Page 132

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any affecting the above-described property.



which has the address of 102 Sweetwater Court, Greer, S.C., 29651 (Street) (City) (State and Zip Code) (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.

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