

CO. S. C.
JAN 24 10 53 AM '83
DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

BOOK 1582 PAGE 500

THIS MORTGAGE is made this 20th day of January 19.83, between the Mortgagor, Lumus H. Brown and Mary A. Brown (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is c/o Bankers Mortgage Corp., P. O. Drawer F-20, Florence, SC. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand Eight Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013;

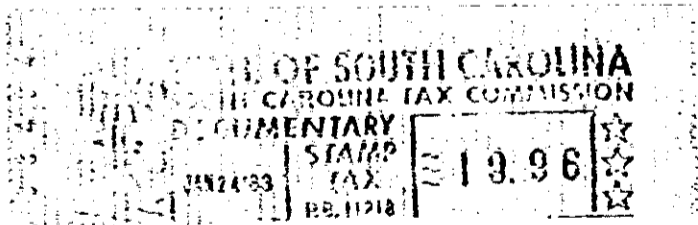
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, SC, 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 at the northeast intersection of Quaker Court and Lanceway Drive and being known and designated as Lot No. 73 of Hillsborough, Section 2, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 51 and having, according to a more recent plat entitled "Property of Lumus H. Brown and Mary A. Brown" by Freeland & Associates dated January 13, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Quaker Court at the joint front corner of Lots 73 and 72 and running thence with the line of Lot 72 N. 82-22 E. 190.2 feet to an iron pin; thence S. 12-42 E. 17 feet to an iron pin at the joint rear corner of Lots 73 and 74; thence with the line of Lot 74 S. 17-35 W. 166.2 feet to an iron pin on the northern edge of Lanceway Drive; thence with the curve of Lanceway Drive (the chord of which is N. 73-35 W. 100 feet) to an iron pin at the intersection of Quaker Court and Lanceway Drive; thence with the intersection of Quaker Court and Lanceway Drive N. 42-30 W. 45 feet to an iron pin on the eastern edge of Quaker Court; thence with Quaker Court N. 9-52 E. 90 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Bankers Trust of South Carolina dated January 20, 1983, and recorded in the RMC Office for Greenville County in Deed Book _____ at Page _____.

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which has the address of 103 Lanceway Drive Mauldin (City) SC 29662 (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 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.

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