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GREENVILLE CO S.C.

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DONNIE S. FARRERSLEY  
R.M.C.

BOOK 1598 PAGE 808

## MORTGAGE

THIS MORTGAGE is made this 21st day of March 1983, between the Mortgagor, Charles P. Brown and Helen W. Brown (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Sixty-nine thousand and no/100-~~ (\$69,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 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 April 1, 1988

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 tract of land, with all improvements thereon or to be constructed thereon, situate lying and being in the State of South Carolina, Greenville County at the intersection of Chick Springs Road and St. Marks Road, being a portion of that shown and designated as Tract 2 on a plat of the property of William G. Boroughs and Charles P. Brown, dated November 13, 1970, prepared by Carolina Engineering and Surveying Company, being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-1, Page 21, and having according to a more recent survey entitled "Property of Charles P. and Helen W. Brown, as prepared by Gould & Associates Surveyors, dated October 9, 1980, the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of St. Marks Road and running thence S. 63-06 W 195 feet to an iron pin; thence N 17-32 W 229.3 feet to an iron pin at or near the right-of-way of Chick Springs Road; thence along the southern side of said Chick Springs Road N 64-00 E 195 feet to a point in the intersection of Chick Springs Road and St. Marks Road; thence with the western side of St. Marks Road S 12-00 E 125 feet to an iron pin; thence continuing with the south side of St. Marks Road S 24-00 E 102.5 feet to an iron pin being the point of beginning, and being shown and designated on the Greenville County Block Book maps as Lot 1.10, Block 1, of Tax Map 124.

DERIVATION: This being a portion of the same property conveyed to Charles P. Brown by deed of Harold W. Wagner and Evelyn C. Wagner as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 908, Page 217, on February 9, 1971. Thereafter Charles P. Brown conveyed a one-half interest in said property to Helen W. Brown, said deed being recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1135, Page 245, on October 10, 1980.

ALSO, all that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Chick Springs Road, being the northerly portion of a 2.65 acre tract according to a plat of "Property of Lily McC. Loftis," as prepared by Terry T. Dill, Reg. C.E. & L.S., dated February 9, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Chick Springs Road, said pin being 502.5 feet west of St. Marks Road, and running thence S 22-00 E 220.2 feet to a point; thence on a straight line across the center of the said 2.65 acre tract, S 65-00 W 264 feet, more or less, to a point; thence N 22-20 W 225.5 feet to an iron pin on the southerly side of Chick Springs Road; thence along said Chick Springs Road N 66-10 E 265 feet to an iron pin at the point of beginning, and being the northerly portion of Lot 1, Block 1, at Page 124 of the Greenville County Block Book in School District 265.

DERIVATION: This being the same property conveyed to Charles P. Brown and Helen W. Brown by deed of Lily McC. Loftis as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1008, Page 617, on October 16, 1974.

Range Rd., Lot 1, Block 1 at page T. 24  
which has the address of ~~and Rt. 3, St. Mark Rd., Taylors,~~ Taylors, South Carolina 29687 (herein "Property Address");  
[Street] [City]  
[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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