

GREENVILLE S.C.
APR 29 10 15 AM '83
DONNIE S. EASLEY
R.M.C.

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MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Wayne P. Brown of
Easley, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association

of South Carolina, a corporation organized and existing under the laws of the United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty-eight thousand one hundred and no/100 Dollars (\$ 38,100.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association of South Carolina, Post Office Drawer 408 in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Three hundred ninety-one and 90/100 Dollars (\$ 391.90), commencing on the first day of June, 1983, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 2013

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Pickens State of South Carolina:

ALL that certain piece, parcel or tract of land lying, situate and being in the County of Greenville, State of South Carolina, shown and designated as Southern Portion of Unnumbered Lot on plat of Robert R. Spearman, dated April 27, 1983, and entitled "Survey for Wayne P. Brown", reference to said plat being hereby made for a more complete and accurate description, and according to said plat being more particularly described as follows, to wit:

BEGINNING at a point on Hughes Road, said point being 170.3 feet from Old Farr's Bridge Road, thence leaving Hughes Road S79-40E 113.80 feet to an iron pin; thence S05-43W 115.2 feet to an iron pin; thence N73-55W 110.0 feet to an iron pin on Hughes Road; thence along Hughes Road N02-52E 104.7 feet to an iron pin, the point of BEGINNING; and being bounded on the north by the northern portion of unnumbered lot, on the east by Lot 11, on the south by Lot 9, and on the west by Hughes Road.

This property was conveyed to Mortgagor herein named by Deed of Art Brooks Company, of even date, and being recorded simultaneously herewith in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 1187 at page 292.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 29 1983
TAX \$ 15.24
R.B. 112.8

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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