

JUN 15 3 21 PM '83 MORTGAGE

DONNIE S. SLEY
R.M.C.

THIS MORTGAGE is made this thirty-first day of May, 1983, between the Mortgagor, Thomas M. Brown & Cathy G. Brown, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of six thousand five hundred & 00/100ths -- (\$6500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 5/31/83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5/30/89.....;

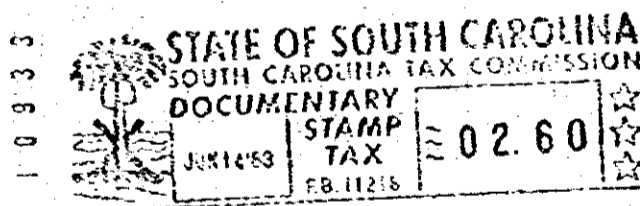
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, on the northerly side of Midway Road, being shown and designated as Lot No. 32, on plat of Section 2, Pecan Terrace, recorded in the RMC Office for Greenville County, S.C., in Plat Book "EE" at page 108, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Midway Road at joint front corner of Lots Nos. 31 and 32, and running thence S. 86-55 W. 80 feet to an iron pin; thence with line of Lots Nos. 32 and 33, N. 2-34 W. 115.8 feet to an iron pin; thence N. 41-47 E. 55.7 feet to an iron pin; thence N. 82-12 E. 40 feet to an iron pin; thence along line of Lots Nos. 31 and 32, S. 3-05 E. 158 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Paul W. Fulbright and Sylvia W. Fulbright, and recorded in the RMC Office for Greenville County, on July 15th, 1976, in Deed Book 1039, and page 616.

This is a second mortgage and is junior in lien to that mortgage executed by Thomas M. Brown and Cathy G. Brown, in favor of Collateral Investment, Inc., which mortgage is recorded in the RMC Office for Greenville County, in Book 1372, and page 760.



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which has the address of 12 Midway Road Greenville, South Carolina 29605 (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.