

JUL 26 1 40 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

80-1517-748

# MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1983, between the Mortgagor, Billy Ray Brown and Patricia H. 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 Ten Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 20th, 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 July, 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 lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 68 on plat of Section III, Sheffield Forest, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book III, at Page 157, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the eastern side of Avon Drive, joint front corner of Lots Nos. 68 and 67 and running thence with the eastern side of said Drive, N. 23-18 W. 100 feet to an iron pin, joint front corner of Lots Nos. 68 and 69; thence with the common line of said Lots, N. 67-35 E. 150 feet to an iron pin; thence S. 23-06 E. 95 feet to an iron pin, joint rear corner of Lots Nos. 67 and 68; thence with the common line of said Lots, S. 65-41.7 feet to an iron pin on the eastern side of Avon Drive, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of David M. Motte, Jr. and Kathryn M. Motte, of even date, to be recorded herewith, in the RMC office of Greenville county located in Book-1074 and Page 331-.

This is a second mortgage junior in lien to the mortgage held by First Federal S&L, recorded in MB 1424, Page 435 .

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS  
COUNTY OF GREENVILLE  
STAMP  
TAX \$04.20

which has the address of 906 Avon Dr., Taylors, S. C. 29687,  
(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 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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