

**MORTGAGE**

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THIS MORTGAGE is made this 17th day of October 1983 between the Mortgagor, J. Claude Brown and Alma C. Brown (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand One Hundred Forty four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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 October 20, 1993.

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 situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile northwest from Greer, S.C. lying on the western side of the Greer-Oneal Road and on the south side of the Taylor Road (also known as the Ballenger Road), being shown as Lot No. 2 on Plat No. 2 of the L. W. Jones Estate, said plat made by H. S. Brockman, Surveyor, May 24, 1951, recorded in the office of the R.M.C. for Greenville County in Plat Book "T" at page 362, and being one of the same lots conveyed to me by deed recorded in the said R.M.C. office in Deed Book 444 at page 1, and having the following courses and distances, to-wit:

BEGINNING on a nail and stopper in the center of the intersection of the said two roads, and runs thence with the Taylor or Ballenger Road, S. 88-45 W. 291 feet to a nail and stopper in the center of the said road and on the Hernan Bruce line; thence with the said line, S. 2-46 E. 195 feet to a Post Oak Stump corner; thence with another Bruce line, S. 36-40 E. 200 feet to an iron pin on the said line, joint corner of Lots 2 and 3; thence with the common line of Lots 2 and 3, N. 63-10 E. 339 feet to a point in the said Greer-Oneal Road ( iron pin back on line at 33 feet); thence with the center of this road, N. 34-00 W. 250 feet to the beginning corner, containing Two and Forty One One-hundredths (2.41) acres, more or less.

THIS is that same property conveyed by deed of W. C. Chandler to James Claude Brown and Alma C. Brown, dated April 9, 1955, recorded April 12, 1955, in volume 522 at page 423 of the RMC Office for Greenville County, SC.

which has the address of 631 Memorial Drive Extension Greer, SC 29651 (Street) (City) (herein "Property Address"); (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 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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