

FILED  
GREENVILLE CO. S. C.  
DEC 22 4 22 PM '83  
JUNIOR J. WENSLEY  
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of December, 1983, between the Mortgagor, Jonathan W. Brush d/b/a Brush Builders, (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").

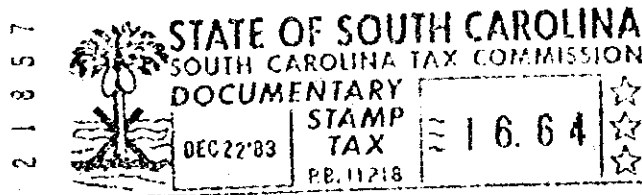
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one thousand six hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 21, 1984.....;

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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northwestern side of West Circle Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot Number 15 on Plat of "Kendall Green Subdivision" recorded in Plat Book XX at page 115 and being shown more recently, according to a Plat of Norman E. Brush prepared by K.T. Gould, RLS, dated December 16, 1983 recorded in Plat Book 10F at page 30, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 14 and 15 on the northwestern side of the right-of-way of West Circle Drive and running thence along the common line of said Lots N 44-47 W, 168.7 feet to an iron pin at the joint rear corner of said Lots; thence along the common line of Lots 12 and 15 N 42-21 E, 67.3 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence along the common line of said Lots S 53-01 E, 157 feet to an iron pin on the northwestern side of the right-of-way of West Circle Drive at the joint front corner of said Lots; thence along the right-of-way of said Drive S 26-49 W, 46.7 feet to an iron pin; thence continuing along said right-of-way S 42-44 W, 45 feet to an iron pin, the point of beginning.

DERIVATION:  
Deed of E. Norman  
Brush to be record-  
herewith



which has the address of Lot 15 Kendall Green Subdivision, Greenville County,  
(Street) (City)  
SC (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 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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