

FILED  
S.C. Loan #8861-A  
2:44 PM '82  
WOODRUFF FEDERAL SAVINGS & LOAN ASSOCIATION

BOOK 78 PAGE 266  
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# MORTGAGE

THIS MORTGAGE is made this 26th day of July 1982 between the Mortgagor Clarence Robert Brown and Constance Dianne Brown (herein "Borrower"), and the Mortgagee WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Nine Thousand and no/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1982 (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 1, 1989. Mortgagee herein has the first mortgage which was given to it by Clarence Robert Brown and Constance Dianne Brown in the sum of \$16,000.00 and which mortgage has been recorded in the said office on August 23, 1976 in R. E. Mtg. Book 1376, page 19.

*Cancelled*  
*Annexed to Subsequent*  
*9-7-82* Satisfied and cancellation Authorized  
Woodruff Federal Savings & Loan Assn.

Witness:  
*[Signature]*  
Asst Secy



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which has the address of 101 Carolina Avenue Greer S. C. 29653 (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 ponds, 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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