

FILED
GREENVILLE CO. S. C.

MORTGAGE

21403-132

MAY 11 4 20 PM '79

MORTGAGE is made this 11th day of May 1979 between the Mortgagor, **Brown Enterprises of S. C., Inc.** (herein "Borrower"), and the Mortgagee, **Carolina Federal Savings and Loan Association**, a corporation organized and existing under the laws of **United States of America**, whose address is **500 East Washington Street, Greenville, South Carolina** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty Six Thousand and No/100 (\$26,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **May 11, 1979** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **May 11, 1980**.

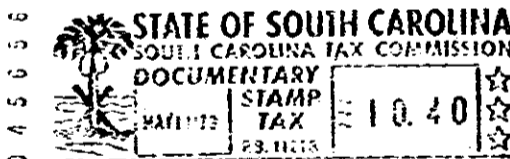
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 6, Paris View Subdivision, Section I, according to a plat prepared of said subdivision by J. D. Calmes, R.L.S., April, 1961, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WV, at Page 101, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Meece Bridge Road, joint front corner with Lot 5, and running thence with the line of Lot 5, N. 86-35 E. 200 feet to an iron pin, joint rear corner with Lots 5, 35 and 36; thence running with the common line with Lot 35, N. 3-25 W. 100 feet to an iron pin at the joint rear corner of Lot 7; thence running with the common line with Lot 7, S. 86-35 W. 200 feet to an iron pin on the eastern side of Meece Bridge Road; thence running with said Road, S. 3-25 E. 100 feet to a point on the edge of said Road, the point of BEGINNING.

The within property is a portion of the property conveyed to the Mortgagor herein by deed of **Brown Properties of S.C.** of even date hereof and which said instrument is being recorded simultaneously with the recording of this instrument.

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which has the address of **Meece Bridge Road** **Taylors**, South Carolina **29687** (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.

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