

SEP 21 3 03 PM '79

DONN STANKERSLEY
R.M.C.

MORTGAGE

BOOK 1481 PAGE 601

THIS MORTGAGE is made this 20th day of September, 1979, between the Mortgagor, James O. Brown, Jr. and Rebecca L. Brown

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 20th 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 September 1, 1991;

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 in the State of South Carolina, County of Greenville, in the Piedmont Manufacturing Company Village, in or near the Town of Piedmont Greenville County and being more particularly described as Lot No. 37, Section 4 as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County" made by Dalton & Neves, February 1950, Sections 3 and 4 of said plat are recorded in the RMC Office for Greenville County in Plat Book Y at pages 2-5 inclusive, and pages 6-9 inclusive, respectively. According to said plat, the within described lot is also known as No. 12 Liberty Street and fronts thereon 62 feet.

This is the identical property conveyed to the mortgagors herein by deed of Eugene R. Lenius and Bethel B. Lenius to be recorded herewith.



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which has the address of 12 Liberty Street, Piedmont, S. C. 29673 (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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