

FILED Greenville, South Carolina 29602
Post Office Box 408
JUL 25 3 14 PM '83

DOHNIE S. A. WATKINS
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of June, 1983, between the Mortgagor, Elliott F. Brown Jr., (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 \$16,500.00 (Sixteen thousand Five Hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated June 14th, 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 June 30, 1993

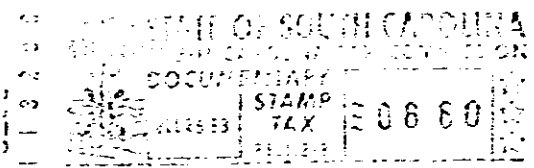
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, known and designated as Lot no. 17 on plat of Carver Park Addition made by the Piedmont Engineering Service, February, 1953, and recorded in the RMC Office for Greenville County in Plat Book DD, Page 71, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on Quarter Court, joint front corner of Lots 17 and 18, and running thence along the line of Lot no. 18, S. 1-20 W. 122.1 feet to an iron pin; thence S. 87-12 E. 76 feet to an iron pin, corner of Lot no. 16; thence along the line of Lot no. 16, N. 14-32 W. 101.6 feet to an iron pin on Quarter Court; thence in a curve along Quarter Court, N. 60-02 W. 55 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Richard R. Brown, Frederick D. Brown, and Oliver F. Brown and recorded in the RMC Office for Greenville County on August 16, 1977 in Deed Book 1062 at Page 701 and 702.

This is a second mortgage and is Junior in Lien to that mortgage executed by Elliott F. Brown, Jr. to First Federal which mortgage is recorded in the RMC Office for Greenville County on Nov. 15, 1977 in Book 1415 at Page 829.



which has the address of 11 Quarters Court Greenville, South Carolina 29607 (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.