

GREENVILLE CO. S. C.
JAN 6 2 58 PM '77
MORTGAGE

BOOK 1386 PAGE 812
BOOK 85 PAGE 1469

THIS MORTGAGE is made this 6th day of January 1977, between the Mortgagor, Charles Brown and Helen W. Brown (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand seven hundred fifty Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1987.

TOGETHER with an iron pin in the line of Lot No. 11; thence with line of Lot No. 11 S. 19-30 W. 93 feet to an iron pin on branch; thence with middle of said branch N. 71-32 W. 150 feet to an iron pin on Bennett Street; thence with the East side of Bennett Street N. 19-30 E. 93 feet to the point of beginning.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat (s) or on the premises.

DERIVATION: This is the same property conveyed to mortgagors herein by deed of George Skenteris dated January 6, 1977 and recorded in the Office for Greenville County in Deed Book 1049, Page 211, on January 6, 1977.

This 5 day of June 1984
South Carolina Federal Savings & Loan Assn.

By [Signature]
VICE PRESIDENT
Witness [Signature]

which has the address of 608 Bennett Street Greenville
South Carolina 29609... (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNSA/FHLMC UNIFORM INSTRUMENT

350 AS
NLS 84 050

2.0000

DOCUMENTARY STAMP TAX
JUN 5 2 27 PM '84
DONNIE S. STANKE
GREENVILLE
39687

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