

X 2-1977

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY TAX COMMISSION  
STAMP  
1979

BOOK 69 PAGE 220  
VX 1476 PAGE 20

FILED  
GREENVILLE CO. S. C.  
AUG 6 4 54 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**  
(Construction)

THIS MORTGAGE is made this 3rd day of August,  
1979, between the Mortgagor, Brown Enterprises of S. C., Inc.,  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Twenty-Five Thousand Two  
Hundred and 00/100 (\$25,200.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated August 3, 1979, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on February 1, 1981.

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. (b) the performance  
of the covenants and agreements of Borrower.

BEGINNING at a point on the edge of S. C. Highway 415, joint front corner with  
Lot 16 and running thence with the common line with said lot, S. 39-36 W. 135.8 feet  
to an iron pin, joint rear corner with Lot 14; thence running with the common line  
with Lot 14, N. 39-22 W. 194.3 feet to an iron pin on the edge of a county road (S 23-  
thence running with the edge of said county road, N. 57-30 E. 75 feet to a point;  
thence running with the intersection of said county road and S. C. Highway 415,  
S. 87-04 E. 40.7 feet to a point; thence running with the edge of S. C. Highway 415,  
S. 51-37 E. 135 feet to a point on the edge of said highway, the point of beginning.

The within property is a portion of the property conveyed to the Mortgagor herein by  
deed of Virginia B. Mann, dated January 22, 1979, and **PAID AND FULLY SATISFIED**  
in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1095, at  
page 927. This is the 23rd day of November 1979  
South Carolina Federal Savings & Loan Assn.

GCTO  
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Derivation:

which has the address of Route 2 (Street)  
South Carolina 29687 (herein "Property Address");  
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the right,  
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, all fixtures now or hereafter attached to  
the property, and all appliances, building materials, and other moveables placed in or upon the property, the same  
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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.

4.00CI

2.00CI

WITNESSES & MORTGAGEE'S ATTORNEYS

WITNESS Brenda Jones  
Helen E. Martin  
Taylors (City)

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