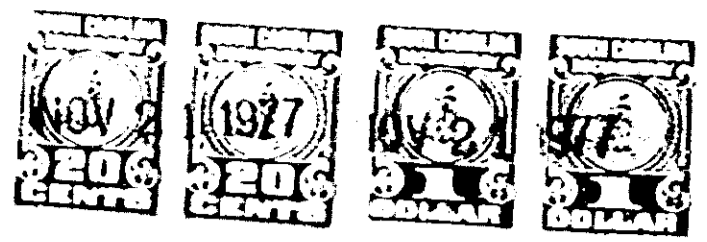


FILED
NOV 21 1977
S.C. DEPT. OF REVENUE

MORTGAGE



WHEREAS Charles Lee & Mildred H. Brown (hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

Poinsett Discount Co., Inc., Greenville, S.C. (hereinafter also styled the mortgagee) in the sum of

\$ 5,943.84 payable in 84 equal installments of \$ 70.76 each, commencing on the

15th day of January 1978 and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereto has will more fully appear.

NOW KNOW ALL MEN, that the mortgagor in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note, which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagee in hand well and truly paid by the said mortgagor, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

Mildred H. Brown, her heirs and assigns forever;

All that piece parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the Northeast side of Sycamore Drive, near the City of Greenville, being shown as Lot 120 on Plat of East Lynne Addition, made by Dalton & Neves, Engineers, May 1933, recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 220, and having, according to said plat, the following metes and bound, to wit;

BEGINNING at an iron pin on the Northeast side of Sycamore Drive, the joint corner of Lots 119 and 120 which iron pin is 100 feet Westerly from the Northwest corner of the intersection of Johnson Street and Sycamore Drive, and running thence with the joint line of said lots, N. 28-50 E. 150 feet to an iron pin in line of Lot 122; thence with the line of said lot, N. 61-10 W/ 50 feet to an iron pin at the rear joint corner lot Lots 120 and 121; thence with the joint line of said lots, S. 29-50 W. 150 feet to an iron pin the the Northeast side of Sycamore Drive; thence with the Northeast side of Sycamore Drive, S. 61-10 E. 50 feet to the point of beginning.

The above lot is shown on the Township Block Book at Sheet 257, Block 3, Lot 11 and the grantee is to pay taxes for 1948.

The grantee herein assumes and agrees to pay a certain note and mortgage executed (con't)

TO HAVE AND TO HOLD, all and singular the said Premises, unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances in title to the said premises, the title to which is unimpaired, and also to warrant and defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming or to claim the same in any sort thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against fire or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note on such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagor(s) his (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the covenants of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagor, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 11th day of November 1977

Signed, sealed and delivered in the presence of Charles Lee Brown (L.S.)

Witness Mrs. Mildred H. Brown (L.S.)

Witness [Signature]

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