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GREENVILLE CO. S. C.

REC. 1492 PAGE 796

MORTGAGE OF REAL ESTATE BY A CORPORATION Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 6 4 48 PM '80
DORRIS E. MANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Brown Properties of SC, Inc.,

a corporation chartered under the laws of the State of South Carolina,
(hereinafter referred to as Mortgagor) is well and truly indebted unto

John Crosland Company, a North Carolina corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Twelve Thousand and No/100----- Dollars (\$ 12,000.00) due and payable
as follows: Six Thousand and No/100 (\$6,000.00) Dollars shall be paid on January 4, 1981,
and Six Thousand and No/100 (\$6,000.00) Dollars shall be paid on January 4, 1982,

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for
the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account
by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the
Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold
and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain 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, and according to a plat prepared of said property
by Freeland and Associates, Engineers-Land Surveyors, dated November 26, 1979, and which
said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat
Book 7-Q , at page 93 , having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Charter Oak Drive, joint corner with Lot 118,
Peppertree Subdivision, and running thence, N. 81-31 E. 82 feet to an iron pin; thence,
N. 78-00 E. 81 feet to an iron pin; thence, N. 79-05 E. 80 feet to an iron pin; thence,
N. 84-26 E. 79.52 feet to an old iron pin; thence, N. 84-50 E. 30.48 feet to an iron
pin; thence, S. 62-42 E. 101.05 feet to an old iron pin; thence, S. 62-35 E. 40.13 feet
to an old iron pin; thence, S. 54-34 W. 204.65 feet to an iron pin on the edge of Reid
School Road; thence running with the edge of said road, S. 83-31 W. 142.94 feet to a
point on the edge of said road; thence continuing with the edge of said road, S. 81-07 W.
108.15 feet to a point on the edge of said road; thence running with the intersection of
Reid School Road and Charter Oak Drive, N. 53-20 W. 37.66 feet to a point on the
edge of Charter Oak Drive; thence running with the edge of Charter Oak Drive, N. 11-21
W. 142.06 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by the
Mortgagee herein, dated December 27, 1979 and which said deed is being recorded simultaneously
with the recording of this instrument.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 04.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures
and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except
as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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