

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 11 52 AM '80
DONNIE L. JANKERSLEY
R.M.C.

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

WHEREAS, L. W. BRUMMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JANET B. YUSI, Trustee
under the Will of Ruth P. Brummer,

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

Ninety-Six Thousand Nine Hundred Thirty-Six and 17/100 -----Dollars (\$96,936.17----) due and payable
ON DEMAND

with interest thereon from _____ date _____ at the rate of 9 per centum per annum, to be paid:
as provided for by said promissory notes.

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:

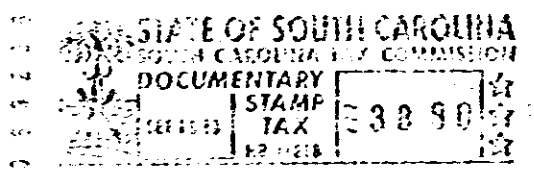
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Butler Township, lying on the northern side of Pelham Road shown as lot marked "Sold" and a portion of Lot No. 12, on plat of Watson Orchard, dated February, 1966, as revised July 8, 1966, and December 28, 1966, prepared by Piedmont Engineers and Architects, recorded in the RMC Office of Greenville County in Plat Book 000, at page 99, and according to said plat described as follows:

BEGINNING at an iron pin on the northern side of Pelham Road, front corner of Lot No. 2 as shown on the above referred to plat and running thence with the line of said lot N. 6-12 W. 460 feet to an iron pin, joint rear corner of Lots 2, 12, 13 and lot marked "Sold;" thence with the side line of Lots 12 and 13 N. 7-57 W. 99.7 feet to a point in said line; thence through Lot 12 a new line, N. 85-00 E. 250 feet to a point in the line of Lots 12 and 11; thence with the line of said lots S. 8-02 E. 94.6 feet to an iron pin, joint rear corner of Lots 3, 11, 12 and lot marked "Sold"; thence with the line of Lot 3 and said "Sold" lot, S. 6-12 E. 460 feet to the northern side of Pelham Road; thence with the northern side of Pelham Road S. 83-48 W. 250 feet to the beginning corner.

The foregoing is a portion of property conveyed to the Mortgagor by deed of Janet B. Yusi, Executrix of the Estate of Ruth P. Brummer, by deed of even date recorded herewith.

The within Mortgage is subordinate to the Mortgage held by Fidelity Federal Savings & Loan Association recorded in Mortgage Book 880, at page 149, upon which there was a balance due as of February 8, 1980, of \$9,584.60.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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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