

FILED
GREENVILLE CO. S. C.

Real Estate Mortgage

STATE OF SOUTH CAROLINA , JAN 18 2 32 PM '81
COUNTY OF GREENVILLE , SONNIE BANKERSLEY
R.M.C

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 9th day of January, 19 81, by Michael B. Brown
and Lynn A. Brown hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond,
Virginia, hereinafter called the Mortgagee, in the sum of Forty-Nine Thousand Three Hundred Twenty-
Five and No/100
(\$ 49,325.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in
120 consecutive monthly instalments of Seven Hundred Eighty and 76/100-----
(\$ 780.76) Dollars each, the first instalment being due February 15, 19 81, and the remaining instalments
are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of
money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to
said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the
condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly
paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged,
have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its
successors and assigns, the following described property:

ALL that tract of land in Greenville County, State of South Carolina, on the
western side of Piney Mountain Road, near the City of Greenville, being a
portion of Tracts 12, 13 and 14 as shown on a plat of Clairmont Ridge, Inc.,
recorded in Plat Book H, at Page 182, and according to a survey made by
Dalton & Neves in June, 1964, is described as follows:

BEGINNING at an iron pin on the western side of Piney Mountain Road at the
corner of Tracts 13 and 14 and running thence with the western side of Piney
Mountain Road, S. 4-25 W. 100 feet, S. 1-50 E. 145 feet, S. 2-30 E. 100 feet,
and S. 15-00 E. 55 feet to an iron pin at the corner of property now or
formerly of Daniel Hunter Wallace, Jr.; thence with the line of said property,
S. 50-12 W. 553 feet to an iron pin at a hickory tree in line of property
now or formerly of Eugene E. Stone, III; thence with the line of said pro-
perty, N. 35-20 W. 390 feet to an iron pin at corner of property now or for-
merly of Virginia C. Summey; thence with line of property now or formerly
of Virginia C. Summey and now or formerly of J. E. Gilliam, N. 84-16 E.
146.8 feet to an iron pin; thence continuing with the line of property now
or formerly of J. E. Gilliam and now or formerly of George C. Ridenhour, N.
41-56 E. 361.5 feet to an iron pin; thence continuing with the Ridenhour
property, N. 44-51 E. 142 feet, N. 64-54 E. 51.3 feet, and N. 72-10 E. 102.5
feet to the beginning corner.

This is the same property conveyed to Lynn Adams Brown by deed of James
Benjamin Adams, Jr., dated December 29, 1976, and recorded in the RMC Office
for Greenville County, S. C. in Deed Book 1048, at Page 746; subsequently,
the said Lynn Adams Brown conveyed a one-half interest in said property to
Michael B. Brown by deed dated December 29, 1976, and recorded in the RMC
Office for Greenville County, S. C. in Deed Book 1048, at Page 747. (Also,
see deed recorded in Deed Book 1027, at Page 96).

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not
limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above
described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits
which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements,
appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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