MORTGAGE OF REAL ESTATE BY A CORPORATION — Prepared by WILLIAMS & HENRY, Automeys at FILED

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

Brown Properties of S.C., Inc. WHEREAS,

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

date

W. Roger Brown

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

Thirteen Thousand Forty Nine and 94/100----- Dollars (\$ 13,049.94

on September 16, 1985,

with interest thereon from

Company of the second

at the rate of 10%

per centum per annum, to be paid: at maturity

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 scaling 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:

ХХДИНД ХКИХ ХУКИХ ККОХИЛ ККОХИЛИХ ХУКИК И ХУКИКИК ИКУКИКИК ИКУКИК ХИКИКИХ ДИИЛ ХИКИХ ХИХИХ ХИКИХ ХИХИХ ХИХИХ ХИХИХ ХИКИХ ХИХИХ ХИХИХ ХИХИХ ХИКИХ ХИХИХ ХИХИХ ХИХИ ХУЛИКУКИК ЯКУКИЙКЯЙИЙКУ КИМУХИКХ

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being known and designed as Lot No. 1, Forrester Woods Subdivision, Section 5, according to a plat prepared of said subdivision by Carolina Surveying Company, and which said plat is recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book 8-P, at Page 100, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Loblolly Lane, joint front corner with Lot 2 and running thence with the edge of said Lane, S. 72-12 E. 76 feet to a point on the edge of said Lane; thence running with the curvature of Loblolly Lane at its intersection with Miller Road, the chord distance being, S. 3-22 E. 40.7 feet, to a point on the edge of Miller Road; thence running with the edge of Miller Road, S. 0-07 E. 132.6 feet to a point on the edge of Miller Road; thence, N. 72-12 W. 150 feet to a point, joint rear corner with Lot 2; thence running with the common line with said Lot, N. 17-48 E. 150 feet to a point on the edge of Loblolly Lane, the point of begining.

The within property is conveyed subject to all easements, rights-of-way, restrictive covenants, and zoning ordinances, recorded, or found on the premises.

The within property is the identical property conveyed to Brown Properties of S. C., Inc., by deed of Danco, Inc., dated September 16, 1983, which said deed is being recorded simultaneously with the recording of the within instrument.

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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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