STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CREENVILLE. CO. S. C. LEATHER...

JAH 16 3 45 PH 76 MORTGAGE OF REAL ESTATE

ONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE

R.H.C. TO ALL. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby H. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, Greenville, South Carolina

(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 Forty-One Thousand Three Hundred Fifty-Four and 88/100ths

Dollars (\$41,354.88) due and payable in accordance with the terms and provisions of the aforesaid promissory note and with interest as set forth therein, with the final payment of principal and interest, if not sooner paid, due and payable on the 17th day of December, 1979.

MANAGE STREET, STREET,

፟ጜ፞ጜ*፟ዾ*፞ጜ፞፞፠፠፠፟ኇ፟ዿጜ፞፠፠፠፠፟፠፠፠፠፠፠፠፠፠፠

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

iocka francobskadu Geodrau Guckanuf x

All my right, title and interest in and to:

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 in the City of Greenville; on the East side of Green Avenue and bearing municipal number 407 Green Avenue; and being more particularly described as follows:

BEGINNING at a point on the East side of Green Avenue, the corner coincident with Cochran's corner (now or formerly) and running with Cochran's line South 62 degrees 10 minutes East, One hundred (100.0') feet to a point; then in a Southwest direction parallel with the East margin of Green Avenue, Thirty Two (32.0') feet to a point; thence North 62 degrees 10 minutes West, One hundred (100.0') feet to a point on the East margin of Green Avenue; thence North 26 degrees 45 minutes East, Thirty two (32.0') feet, along the East margin of Green Avenue to the point of beginning.

This is the same property acquired by mortgagor and others from James H. Kilgore and Addie Kilgore Avery by deed of May 18, 1973, recorded in the RMC Office for Greenville County in Deed Book 977 at Page 714.











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 hufully authorized to sell, convey or encounter the same, and that the premises are free and clear of all liens and encounterances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee further from and agriculture and 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.

**O**-