MORTGAGE OF REAL ESTATE-Prepared in right and falls, chitothers at Law, Greenville, S. C.E.C. 1250 2085.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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WHEREAS,

GARY A. BROWN and SANDRA C. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF S. C.

(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

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 inhabled 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereen, or bereafter constructed thereon, situate, lying and being in the State of Scuth Carolina, County of Greenville, on the northern side of Wendy Lane, off Howard Drive, in the County of Greenville and State of South Carolina, being shown on plat of "Wendy Lane" dated August 8, 1972, and prepared by C.O. Riddle, Surveyor, recorded in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Wendy Lane, running thence N. 8-58 E., 390.5 feet to an iron pin; thence N. 77-46 W., 29.9 feet; thence N. 17-45 W., 79.6 feet to an iron pin; thence S. 76-45 W., 75 feet to an iron pin, joint rear corner of Lot #3; thence S. 8-58 W., 434.9 feet to an iron pin on Wendy Lane; thence along Wendy Lane S. 81-02 E., 135 feet to the point of beginning. This being Lot #4.

ALSO: one 1973 Hartwell Mobile Home, Serial #VBH-1107, 12 X 60 feet.

5.2.88



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

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OC.