

Travelers Rest Federal Savings & Loan
P. O. Box 455
Travelers Rest, South Carolina 29690

GREENVILLE CO. S.C.
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LINDA S. TAYLOR
CLERK

1991 01 04

Travelers Rest Federal Savings & Loan Association
Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BROWN ENTERPRISES OF S. C., INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 Nineteen Thousand Six Hundred and No/100

DOLLARS (\$ 19,600.00), with interest thereon from date at the rate of Nine (9%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

September 1, 2002

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 being known and designated as Lot No. 221, Sunny Slopes Subdivision, Section IV, according to a plat prepared of said Subdivision by C. O. Riddle, Surveyor, August 19, 1976, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at Page 52, and according to said plat having the following courses and distances, to-wit;

BEGINNING At a point on the edge of Duncan Road, joint front corner of Lots 221 and 222, and running thence with said Road, S. 0-21 E. 65.5 feet to a point on the edge of said Road; thence running with a branch as the line, the traverse being S. 32-39 E. 69.4 feet; thence running with the common line of property now or formerly owned by Grandview Cemetery, N. 45-39 W. 425.5 feet to a point, joint rear corner of Lots 217, and 221; thence running with the common line with Lot 217, N. 41-04 E. 120.5 feet to a point, joint rear corner of Lots 217, 218, 221 and 222; thence running with the common line with Lot 222, S. 44-43 E. 371.9 feet to a point on the Edge of Duncan Road, the point of Beginning.

The within property is a portion of the property conveyed to the mortgagor herein by that certain deed of T. Walter Brashier, dated February 24, 1976, in Deed Book 1032, at Page 30.

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DOCUMENTARY
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