

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 22 10 56 AM '77
MORTGAGE OF REAL ESTATE
FOR THE S. TAYLOR DEED
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gertrude Griffin Brown

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

Fifteen Thousand Eight Hundred Forty-Three & ²⁴/₁₀₀ Dollars (\$ 15,843.24) due and payable in eighty-four (84) equal monthly consecutive payments of One Hundred Eighty-Eight Dollars and ⁶¹/₁₀₀ (\$188.61) each; payments to be applied first to interest then to principal, with the privilege of acceleration, commencing on the 1st day of November, 1977.

with interest thereon from date at the rate of ¹⁴ (A.R.P.) per centum per annum, to be paid: Monthly

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 sealing 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, its successors and assigns:

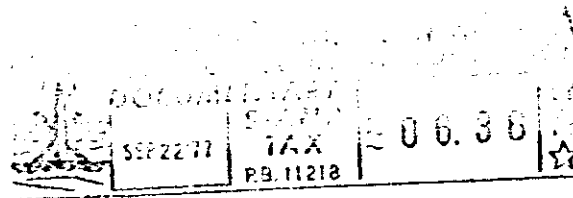
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or tract of land lying, being and situate in O'Neal Township, County of Greenville, State of South Carolina, containing 7.50 acres plus .27 acres to center line of road making a total of 7.77 acres, more or less, beginning at a point on Betsy Gibson road and extending along said road north 63-39 east for a distance of 100 feet; thence north 53-39 east for a distance of 200 feet; thence north 48-24 east for a distance of 100 feet; thence north 24-20 east for a distance of 100 feet; thence north 5-07 east for a distance of 100 feet; thence north 0-43 east for a distance of 100 feet; thence north 2-03 west for a distance of 100 feet; thence north 17-27 east for a distance of 100 feet; thence north 58-42 east for a distance of 100 feet; thence north 56-32 east for a distance of 100 feet; thence north 24-02 east for a distance of 95 feet; thence north 76-00 west for a distance of 540 feet; thence south 4-45 west for a distance of 1039 feet to beginning point.

THIS tract of land is shown more fully on plat of property entitled "Property of W. J. Griffin being contracted for by Odell Brown" prepared by H. S. Brockman, surveyor, March 31, 1948, which plat is to be recorded herewith.

THE above is a portion of the property purchased by W. J. Griffin from William Carl Howell, et al, as shown by deed dated December 2, 1940, recorded in Deed Book 228 at Page 165 in the R. M. C. Office, Greenville County, S. C.

BEING the property conveyed by W. J. Griffin to L. Odell Brown on May 3, 1948, and recorded May 3, 1948 at Deed Volume 345 at Page 189; and being the same property acquired by devise by Gertrude Griffin Brown by Will of Lindsey Odell Brown, Deceased, who died Testate on March 29, 1976 as noted in Apartment 1421, File 33, Office of the Probate Judge for Greenville County.



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

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