

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

21 11 26 AM '77  
DANE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ARTHUR H. BREWER,

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

THE SOUTH CAROLINA NATIONAL BANK, a Corporation,

(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

FIFTY THOUSAND AND NO/100 ----- Dollars (\$ 50,000.00 ) due and payable

Per terms of agreement of even date.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, on the East side of Mansell Street in the City of Greenville, being shown as Lot No. 14 and a portion of Lot No. 15 on plat of property of Mrs. Alva O. Ferguson, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "C", at Page 254, and having, according to said plat and a recent survey made by Dalton and Neves, Engineers, July, 1953, revised March 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Mansell Street and a 14-foot alley, running thence along the East side of Mansell Street, N. 20-0 E. 98-feet to an iron pin; thence S. 70-0 E. 98.6-feet to an iron pin; thence S. 13-30 W. 86.3-feet to an iron pin on the North side of a 14-foot alley; thence along the North side of said 14-foot alley N. 76-30 W. 110.4-feet to the beginning corner.

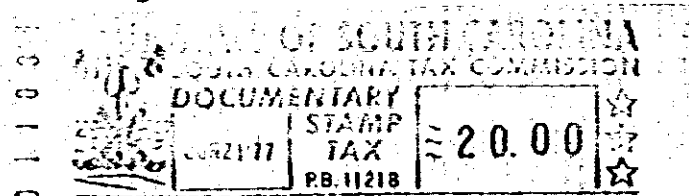
This being the same property conveyed to the grantor by deed from Wooten Corporation of Wilmington recorded in the R.M.C. Office for Greenville County on August 14, 1974 in Deed Book 1004, at Page 853.

ALSO: ALL that certain piece, parcel or lot of land situate at the Southwest corner of the intersection of Washington Loop and Oak Street, near the City of Greenville in Greenville County, State of South Carolina, shown as Lot No. 25, Block "B" of Washington Heights, on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book M, Page 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Oak Street at the joint corner of Lots 24 and 25 and running thence with the line of Lot 24, S. 70-27 W. 125-feet to an iron pin; thence N. 28-03 W. 55.8-feet to an iron pin on the southern side of Washington Loop; thence with Washington Loop, N. 70-27 E. 132.35-feet to an iron pin at the southwest corner of the intersection of Washington Loop and Oak Street; thence with the West side of Oak Street, S. 20 E., 55.8-feet to the point of beginning.

This being the same property conveyed to the grantor by deed from Wooten Corporation of Wilmington recorded in the R.M.C. Office for Greenville County on August 14, 1974 in Deed Book 1004, at Page 852.

This mortgage is junior in priority to that certain mortgage given to Carolina National Bank, Mortgage Book 1319, at Page 723.



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

5  
7  
2  
0

4328 RV-23