BOOK **1432** PAGE **125**

MORTGAGE

THIS MORTGAGE is made this ..... 12th ...... day of ..... May ...... ,
19 .78., between the Mortgagor, ... Brown Enterprises of S. C., Inc. ....
.... (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL
SAVINGS AND LOAN ASSOCIATION of Travelers Rest .... , a corporation organized and existing
under the laws of .... the United States .... , whose address is .... 203 State Park Road,
Travelers Rest, S. C. 29690 .... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of .Twenty-three Thousand Nine.
Hundred and No/100. ($23,900.00) ---Dollars, which indebtedness is evidenced by Borrower's note
dated .... May 12, 1978 .... (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on .... November 1, 2003 ....
.... ;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in the County of ..... Greenville .... ,
State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being
in the County of Greenville, State of South Carolina, and being known and
designated as Lot No. 14 of Windtree Subdivision, according to a plat
prepared of said property by C. O. Riddle, Surveyor, July 1, 1977, and
recorded in the R.M.C. Office for Greenville County, South Carolina, in
Plat Book 6-H, at Page 12, and to which said plat reference is craved
for a more complete description thereof.

The within property is a portion of the property conveyed to the
Mortgagor herein by deed of L. H. Tankersley, as Trustee, by deed dated
March 27, 1978, and recorded in the R.M.C. Office for Greenville County,
South Carolina, in Deed Book 1076, at Page 158.
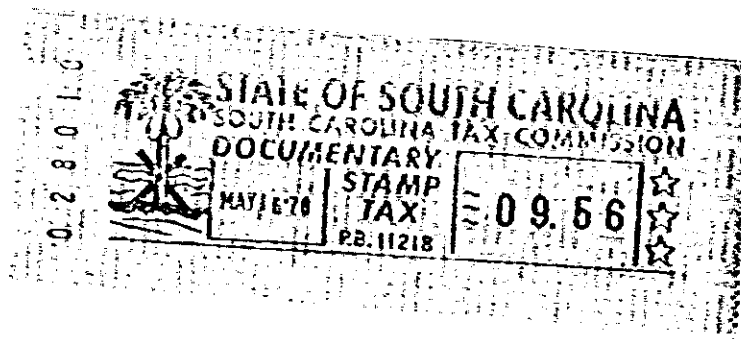
which has the address of .... Windtree Court .... Travelers Rest, ... ,
                              [Street]   [City]
.S...C.... 29690 .... (herein "Property Address");
     [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT