

Mortgagors' address: 3900 E. North Street, Greenville, S.C. 29607

MORTGAGE OF REAL ESTATE—Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

The State of South Carolina,

County of GREENVILLE

FILED
OCT 10 11 41 PM '79
DONALD J. MORO
KAREN M. MORO
BROWN PROPERTIES OF S.C., INC.

BOOK 1483 PAGE 840

To All Whom These Presents May Concern:

DONALD J. MORO and KAREN M. MORO

SEND GREETING:

Whereas, we, the said Donald J. Moro and Karen M. Moro
in and by our certain promissory note in writing, of even date with these
presents, are well and truly indebted to Brown Properties of S.C., Inc.

in the full and just sum of Fifteen Thousand and 00/100 (\$15,000.00) Dollars

, to be paid as follows: 120 payments of \$206.70 each (which sum includes interest as provided herein below), the first such payment due April 9, 1980, and the remaining payments due on the first day of each succeeding month until paid in full

, with interest thereon from April 9, 1980

at the rate of 11% per centum per annum, to be computed and paid at the same time and in

addition to the principal amount until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of his or its interests to place, and the holder should place, the said note or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said Donald J. Moro and Karen M. Moro

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Brown Properties of

S.C., Inc. according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said Donald J. Moro and Karen M. Moro

, in hand well and truly paid by the said Brown Properties of S.C., Inc.

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Brown Properties of S.C., Inc., its successors and assigns forever, the following described property:

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ALL that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being shown and designated as Lot No. 19 on Plat of Dove Tree Subdivision made by Piedmont Engineers and Architects, dated September 13, 1972 and revised March 29, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4-X at Pages 21, 22 and 23 and being more fully described on a revised plat entitled "Dove Tree Lot 19 Property of T.C. Threatt" dated June 29, 1979, prepared by Freeland and Associates and recorded in the RMC Office for Greenville County in Plat Book 7-5 at Page 21 and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sugarberry Drive at the joint front corner of Lots 19 and 20 and running thence along the common line of said Lots, N. 77-51 E. 175.5 feet to an iron pin at the joint rear corner of said Lots; thence S. 52-07 E. 30.0 feet to an iron pin; thence S. 19-29 W. 102.1

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