LEATHERWOOD, WALKER JUDU & MANA

MORTCAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

68 12 2 55 PH 100

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Α)

GEORGE F. RENGUERER SLEY

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

Charles Paul Brown & Helen W. Brown

(bereinaster 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

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, the Mortgagee's heirs, successors and assigns:

WHICH THE USE OF THE STATE OF STATE OF

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the western edge of Wilton Street and having, according to a plat of "Etca V. Hill Property", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 67B, and having, according to a more recent plat entitled "Charles P. Brown and Helen W. Brown", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Wilton Street and running thence with Wilton Street S. 60-30 W. 125 feet to an X in pavement at the intersection of Wilton Street and Mansell Street; thence with Mansell Street N. 76-30 W. 105.4 feet to a point; thence S. 21-00 E. 13.5 feet to a point; thence N. 87-28 W. 17 feet to a point; thence N. 21-24 E. 130.16 feet; thence due east 17 feet to a point; thence S. 82-30 E. 74.6 feet to a point on the western edge of Wilton Street, the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Charles Paul Brown and Helen W. Brown, dated February 11, 1980 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1/2c, at Page 1/2.

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

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