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

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MOVES 1 20 PHTS ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY ANN S. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

according to the terms of a promissory note of even date herewith.

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:

"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, being shown and designated as Lot No. 60, on Plat of Points North, made by R. B. Bruce, Registered Surveyor, dated November 22, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 16, reference is hereby made to said plat for a more complete description.

Being the identical property conveyed to the mortgagor herein by deed of W. Bayne Brown dated May 22, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1126 at Page 241.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by W. Bayne Brown and Mary Ann Brown to Travelers Rest Savings and Loan Association dated February 25, 1977, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1390 at Page 255, in the original principal amount of \$29,200.00.

The property described in the within mortgage and other properties included in mortgages of same date are to secure the note described hereinabove.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

SELECTION OF THE PROPERTY OF T

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

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