MORTCACE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILED Spring FOO.S.C.

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

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WHEREAS, David B. Brown Jr. AhhERSLEY

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Fifteen Thousand and No/100------

-----_{Dollars} (\$ 15,000.00

) due and payable

as provided for in Promissory Note executed of even date herewith.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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, in Chick Springs Township, about four miles north west of the City of Green, and lying on the south side of the Buncombe Road (State Highway 414) and being Lots 2 and 4 as shown and designated as Plat No. 2 of the Property of the G. A. Copeland Estate, made by H. S. Brockman, Surveyor, dated January 20, 1951, and recorded on April 14, 1961 in the RMC Office for Greenville County in Plat Book WW at Page 64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the south side of said Buncombe Road, joint corner of Lots 1 and 2 and running thence S.07-41 W. 214.5 feet to a point; thence S.02-53 W. 199 feet to a point; thence N.85-30 W. 118 feet to a point, joint corner of Lots 2 and 3; thence N.07-41 E. 415.1 feet to a point on the south side of said Buncombe Road, joint corner of Lots 2 and 3; thence along the south side of said Buncombe Road, S.85-50 E. 95 feet to the point of beginning.

TRIS is the same property as that conveyed to the Mortgagor herein by deed from Irene C. Brown recorded in the RMC Office for Greenville County in Deed Book 428 at Page 435 on February 9, 1951.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

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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 beirs, 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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