

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE

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

FILED AUG 27 5 00 PM '82

DONNIE S. TANKERSLEY R.M.C.

BOOK 1579 PAGE 7

WHEREAS, Brown Properties of S. C., Inc.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto W. Roger Brown

(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

Forty Seven Thousand Five Hundred Fifty and No/100 Dollars (\$ 47,550.00) due and payable on demand.

~~with interest thereon~~ ~~at the rate of~~ ~~per annum~~ ~~until paid:~~

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 the improvements thereon, to-wit: the property described in the plat of said subdivision, and being in the State of South Carolina, County of Greenville~~

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 191, Peppertree Subdivision, Section 3, according to a plat prepared of said subdivision by Piedmont Engineers and Architects, December 14, 1972, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 4, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Fox Row, joint front corner with Lot 192 and running thence with the common line with said Lot, N. 23-02 E. 149.3 feet to an iron pin in line with Lot 190; thence running with the common line with said Lot, S. 66-13 E. 90 feet to an iron pin on the edge of Winding Way; thence running with the edge of said Road, S. 23-07 W. 120 feet to an iron pin on the edge of said Road; thence running with the intersection of Winding Way and Fox Row, S. 67-06 W. 35.9 feet to an iron pin on the edge of Fox Row; thence running with the edge of said Road, N. 68-56 W. 65 feet to an iron pin on the edge of said Road, the point of beginning.

The within property is the identical property conveyed to Brown Properties of S. C., Inc. by deed dated March 17, 1981, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, on March 23, 1981, in Deed Book 1144, at Page 822.

DOCUMENTARY
ESTATE
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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 it 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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