

GREENVILLE, S. C.
JUL 18 4 19 PM '83
DONNIE S. TANNERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

BOOK 1616 PAGE 560

WHEREAS, Marvel A. Brown and G. W. Hugh Brown

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

(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 Fifty-six thousand, two hundred twenty-three and 11/100-----

-----Dollars (\$ 56,223.11) due and payable

with interest thereon from date at the rate of 10 1/2 per centum per annum, to be paid: in one payment made December 6, 1983.

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:

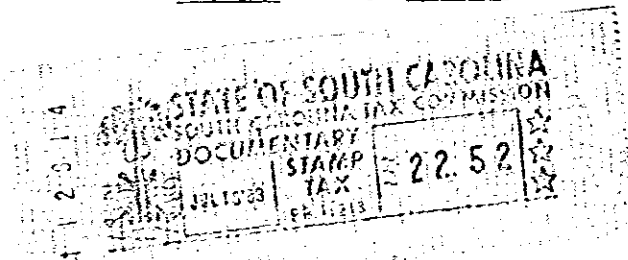
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and being shown and designated as a 12.3 acre tract of land according to plat of estate of Madge L. Paris by Clifford C. Jones R. L. S. dated March 20, 1981, said plat being recorded in the RMC office of Greenville County in Plat Book 8-0 at Page 24 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of Few's Bridge Road the joint front corner of property herein conveyed and other property shown as M. A. Brown property and running thence with the center of Few's Bridge Road N 75-41-36 E 74.31 feet to a nail and cap; thence continuing with the Few's Bridge Road N 70-16 E 150.07 feet to a nail and cap at the joint front corner of a one acre tract of land and 11.3 acre tract of land; thence continuing with the center of Few's Bridge Road N 65-51 E 444.5 feet to a nail and cap; thence leaving Few's Bridge Road and running N 70-27 W 56 feet to a nail and cap in the line of property now or formerly of Garrett; thence with line of property now or formerly of Garrett N 38-00 W 739 feet to an iron pin; thence still with line of Garrett N 2-04-26 W 284.28 feet to an iron pin; thence S 61-14-07 W 81.74 feet to an iron pin; thence S 6-21-46 W 53.11 feet to an iron pin; thence S 6-32-15 E 47.66 feet to an iron pin; thence N 77-32-16 W 45.36 feet to an iron pin; thence N 44-16-45 W 86.01 feet to an iron pin; thence N 35-47-56 W 100.24 feet to an iron pin; thence N 57-43-47 W 103.62 feet to an iron pin; thence S 72-16-52 W 60.98 feet to an iron pin; thence S 28-45-14 E 85.13 feet to an iron pin; thence S 25-28-30 E 73.88 feet to an iron pin; thence S 83-51-44 W 84.76 feet to an iron pin; thence S 77-38-48 W 8.73 feet to an iron pin; thence S 6-00 E 520 feet to an iron pin; thence S 5-05 E 232 feet to an iron pin; thence S 14-21 E 27.2 feet to an iron pin in the corner of property known as M. A. Brown property; thence N 77-33 E 150.0 feet to an iron pin; thence S 12-34 E 300.3 feet more or less to a nail and cap in the center of Few's Bridge Road, the point of BEGINNING.

Being the same property conveyed to G. W. Hugh Brown, the mortgagor herein, by Deed of Mark A. Brown, said Deed being dated July 15, 1983, and recorded in the RMC office of Greenville County in Deed Book 1192 at Page 552.

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