

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, T. Walter Brashier

(hereinafter referred to as Mortgagor) is well and truly indebted unto William B. Nash

(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 One Hundred Fifty-Three Thousand and No/100-----

-----Dollars (\$153,000.00) due and payable as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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 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.

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Roper Mountain Road as is more particularly shown on a plat entitled "T. Walter Brashier", dated May 30, 1984, prepared by W. R. Williams, Jr., Engineer/Surveyor, recorded in the RMC Office for Greenville County in Plat Book 10-0 at Page 22, and having, according to said plat, the following metes and bounds, to-wit:

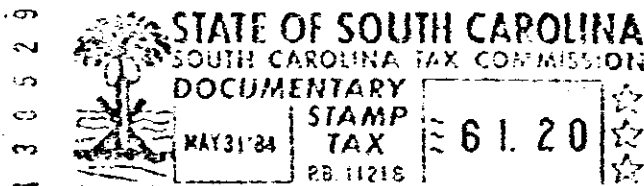
BEGINNING at an iron pin located in the center of the right of way of Roper Mountain Road at a point 1,222 feet from the intersection of Roper Mountain Road and Garlington Road and running thence with the center of said Road, N.77-20 W. 901.4 feet to a nail and cap; thence turning and running N.10-33 E. 60 feet to an iron pin located on the right of way of Roper Mountain Road; thence following the creek as the property line, N.11-27 W. 62.3 feet, N.44-58 E. 75.8 feet, N.29-11 W. 68.8 feet, S.85-28 E. 55.6 feet, N.35-57 W. 80.7 feet, N.74-24 E. 50.85 feet, N.15-56 W. 92.4 feet, N.02-27 E. 83 feet to an iron pin; thence turning and following the common line of property now or formerly owned by Brashier, S.77-14 E. 1,071.36 feet to an iron pin; thence turning and running S.26-26 W. 492.7 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed of William B. Nash recorded in the RMC Office for Greenville County of even date herewith.

THE Mortgagor herein shall have the right to prepay in part or in whole at any time without penalty.

THE mailing address of the Mortgagee herein is: P. O. Box 899  
Simpsonville, S. C. 29681

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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.

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