

Mortgagee's Address: P. O. Box 569, Greer, SC 29652

EDWARDS, DUGGAN, REESE
AND MCKINNEY, P.A.
P.O. BOX 569
GREER, SOUTH CAROLINA 29652

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1688 PAGE 417

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAURA S. BROWN now LAURA S. BROWN BRANCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARDS, DUGGAN, REESE AND MCKINNEY, P. A.,

(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

Eleven Thousand One Hundred Fourteen and 94/100----- Dollars (\$11,114.94--) due and payable

from date or upon sale of house on Woodhaven Drive, whichever first occurs.

with interest thereon from date at the rate of _____ per centum per annum, to be 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, its successors and assigns:

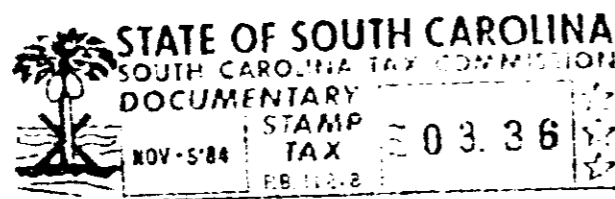
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Woodhaven Drive, being known and designated as Lot No. 5 on a plat prepared by W. J. Riddle, Surveyor, January, 1947, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book AA, Page 195, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to Laura S. Brown, now Laura S. Brown Branch, the Mortgagor herein, by deed of Palmetto Builders of Greenville, Inc. dated March 23, 1984, and recorded March 26, 1984, in Deed Book 1208, Page 880.

This fourth mortgage is subordinate to that certain first mortgage given by Laura S. Brown to Wachovia Mortgage Company in the face amount of \$153,000.00 dated March 23, 1984, and recorded on March 26, 1984, in Mortgage Book 1653, Page 691, and re-recorded on April 17, 1984, in Mortgage Book 1657, Page 740. Subsequent thereto this first mortgage was assigned by Wachovia Mortgage Company to The Rochester Community Savings Bank dated April 25, 1984, and recorded May 9, 1984, in Mortgage Book 1661, Page 778.

This fourth mortgage is also subordinate to that certain second mortgage given by Laura S. Brown now Laura S. Branch to Community Bank, Greenville, S. C., in the face amount of \$25,000.00 dated April 27, 1984, and recorded May 3, 1984, in Mortgage Book 1660, Page 781.

This fourth mortgage is also subordinate to that certain third mortgage given by Laura S. Brown now Laura S. Brown Branch to Hill, Wyatt & Bannister, Greenville, S. C., in the face amount of \$14,700.00 dated _____, 1984, and recorded October 12, 1984, in Mortgage Book 1685, Page 337.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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