FILED
GREENVILLE CO. S. C.

BOOK 1216 PAGE 629

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 17 10 23 AM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BROWN ENTERPRISES OF S.C., INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Timmons, Jr., as Trustee,

(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 THOUSAND SEVEN HUNDRED AND NO/100----------Dollars ($ 1,700.00) due and payable

on January 28, 1972.

with interest thereon from date at the rate of XXXXXXXXXXXXXXXXXXXXXXXXXX per centum per annum, to be paid: XXXXXXXXXXXXXXXXXXXXXXXX

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, Bates Township, near Travelers Rest, and being known and designated as Lot Number8 as shown on a revised map of Tracts 58, 59 and 60 of a subdivision known as Meadowbrook Farms, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book VV, at Page 51, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Loraine Drive at the joint front corner of Lots 7 and 8 and running thence with the Northern side of Loraine Drive, N. 86-18 E. 160 feet to a point at the joint front corner of Lots 8 and 9; thence, N. 3-42 W 175 feet to a point at the joint rear corner of Lots 8 and 9; thence, S. 86-18 W. 160 feet to a point at the joint rear corner of Lots 7 and 8; thence, S. 3=42 E. 175 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.