2001 1507 PAGE 463

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Van N. Brown and Tena Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(tereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Seven Thousand Three Hundred Seventy-Four and 60/100----
in 60 consecutive monthly installments of One Hundred Twenty-Two and 91/100 (\$122.91) Dollars, due and payable the 15th of each month, commencing August 15, 1980,

with interest thereon from said date at the rate of 15.49% per centum per annum, to be paid: annually

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

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Gantt Township, being known and designated as Lot No. 4 on Plat of Property of J. F. Murrell, dated June, 1951, and having, according to a more recent plat entitled "Property of George Hall and Estelle Hall", prepared by Jones Engineering Service, March 27, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 4 and 5 and running with the edge of Murrell Road, S.9-37 W. 67.1 feet to an iron pin; running thence S.87-21 E. 66.3 feet to an iron pin; thence running N.89-15 E. 63 feet to an old iron pin; running thence N.0-45 W. 70 feet to an old iron pin; running thence S.89-15 W. 117.1 feet to an iron pin on Murrell Road, the point of beginning.

This being the same property conveyed to the mortgagors by deed from Flora Jane Poole, as Executrix of the Estate of Estelle T. Hall, dated July 11, 1980, to be recorded herewith.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

Southern Bank and Trust Company P. O. Box 544 Travelers Rest, S. C. 29690

D secun Maxi | 22.98 | 3

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 such fixtures and equipment, other than the fisual 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 heireinabove described it ree 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.

GREENVILLE OFFICE SUPPLY CO. INC.

8

4328 RV.2

LANGE SHOW I

The state of the s