STATE OF SOUTH CAROLINAGE COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RN - RSLEY

WHEREAS, I, Elizabeth/Christensen (now Brown),

(hereinafter referred to as Mortgagor) is well and truly indebted un to Walter W. Brown,

four (4) years from date, unless the property hereinafter described is sooner sold, at which time this note will be due and payable with no interest the first year but with interest thereon from May 6, 1983, at the rate of seven (7%) percent per annum for two (2) years and with interest at the rate of ten (10%) percent per annum for the fourth year to be computed which was a semi-annually and added

to the principal. WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, near Saluda Lake, being 15.23 acres and, according to a plat by W. R. Williams, Jr., R.L.S., dated March 2, 1972, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the end of Carpin Drive, N.86-46 W. 50 feet to an iron pin; thence, N. 68-35 W. 429.4 feet to an iron pin; thence, N. 20-02 W. 421.1 feet to an iron pin; thence, N. 88-19 E. 390 feet to an iron pin; thence, N. 82-53 E. 906 feet to an iron pin; thence, S. 39-15 E. 627 feet to an iron pin; thence, S. 81-10 W. 618.6 feet to an iron pin; thence, S. 84-50 W. 355 feet to the point of beginning.

This is the same property conveyed to Elizabeth F.Christensen by deed of Faye Ayers Cannon, dated April 9, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1145, at Page 956.

The lien of this mortgage is junior and inferior to the lien of that first mortgage to American Federal Savings and Loan Association in the original amount of \$26,850.00 as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1537, at Page 724.

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

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