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MORTGAGE OF REAL ESTATE BY A CORFORATION-Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA ENVILLE CO. S. C. COUNTY OF GREENVILLETES 20 4 54 FH 179

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

WHEREAS, Brown Enterprises of S. C., Inc.

a corporation chartered under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Tankersley, as Trustee,

Dollars (\$2,300.00

) due and payable

February 28, 1980.

XXXXXXXXXXXXX

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 Dollate, \$3.00) to the Mortgagor in hand we'd 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, hold and released, and by these presents does grant, bargain, sell and release and the Mortgagee, its successors and a transfer and released, and by these presents does grant, bargain, sell and release and the Mortgagee, its successors and a transfer in the State of South Carolina, County of Greenville and being known and designated as Lot No. 2 has 5 timeny Slopes Subdivision, Section Three maccording to a plat prepared of said property by the Carolina County of Greenville.

C. O. Riddle, Surveyor, November 11, 1976, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W, at Page 11, and to which said plat reference is craved for a more complete feed aption thereof

The within property is the same property conveyed to the Morgan herein by that certain deed of L. H. Tankersley, as Trustee of even dates herewith and which said deed is being filed simultaneously with his instrum Greenville County, South Carolina.

The within mortgage is given to I. H. Tankersley, as Trustee, under that certain deed of trust and trust agreement both dated becember 6, 1972, and both of which are recorded in the R.M.C Office for Greenwille County, South Carplife.

The Mortgagee herein agrees by the acceptance of the within mortgage that this mortgage is and shall, at all files be, and remain subject and subordinate to the lien, or liens, of any existing, or hereafter existing prortgage, or mortgages, placed upon all, or a portion, of the above described property, and is and shall continue to be subordinate in lien to any and all advances, charges and disbursements made pursuant to said mortgage, or mortgages, and all such advances, charges and disbursements may be made without further subordination or agreements.

5862 AUG 171979 WILLIAMS & HENRY ATTIME

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.

QTO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

Cithe 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 Mortgagor forms and against the Mortgagor whomes the forever form and against the Mortgagor whomes the forever forms and against the Mortgagor whomes are lawfully eliming the same or any part thereof forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.