VOL 1458 FACE 503 MORTGAGE OF REAL ESTATE BT A CORFOR THON-Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville S.C. BOOK 69 IAGE 019 4 54 PK '73 STATE OF SOUTH CAROLINAFER 33 MORTGAGE OF REAL ESTATE BY A CORPORATION TO ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF CREENVILLE CONNESSELY

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

a corporation chartered under the laws of the State of South Carolina. (bereinafter referred to as Mortgagor) is well and truly indebted unto

L. H. Tankersley, 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 Two Thousand Three Hundred and No/100-----

I due and payable

February 28, 1980.

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WHEREAS, the Mortgagor may hereafter become indebted to the said 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 file aforesaid debt, and in order to secure the payment therfol, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances thad to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted turgamed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, 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 and being known and designated as Lot No. 212 of Sunny Slopes Subdivision, Section Three, according to a plat prepared of said property by C. O. Riddle, Surveyor, November 11, 1976, and which said plat is recorded in the R.H.C. Office for Greenville County, South Caroling, in Plat Book 6-H, at Page 11, and to which said plat reference is craved for a more complete description thereof.

The within property is the same property conveyed to the lorgagor befein by that certain deed of L. H. Tankersley, as Trust of even late her with and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Caroling

The within mortgage is given to L. H. Tankersley, as Trustee, under that certain deed of trust and trust agreement, both cared December 6, 1972, and both of which are recorded in the R.M.C. office for Graenville County, South Carolina.

The lortgagee herein agrees by the acceptance of the within mortgage that this mortgage is and shall, at all times, be, and remain subject and subordinate to the lies, or liens, of any existing, or hereafter existing cortgage, or Example of the above described property, and is and shall continue to be subordinate in lien to any and all advances;

and all such advances, charges and disbursements may be frage without further subordination or agreements.

WILLIAMS & HENRY, BILLS

Together with all and singular rights, members, hereditanents, and appartenances to the same belonging in any way incident or apper-taining, and all of the rests, issues, and profits which may arise or be had therefrom, and including all beating, plumbing, and lighting fixtures now of hereafter attached, connected, or litted thereto in any manners it being the intention of the parties hereto that all fixtures and quipount, other than the usual household furniture, be considered a part of the real estate.

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

OThe Mortgaror covernmes that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right came stangagor corriting out a is saving scarce of the premises recentione cosmored in the sample absolute, that it has good fight and shall have been defensed to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further covernots to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.