

MORTGAGE OF REAL ESTATE Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, O. H. Ogle Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brasher

(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 Thirty-Three Thousand Six Hundred and No/100-----
Dollars (\$ 33,600.00) due and payable

at the rate of \$16,800.00 per year on principal for a period of two years with interest at the rate of 5% on the declining unpaid balance payable 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, on both sides of Tumbleweed Terrace and the northern side of Pinewood Drive and being known and designated as Lots 65 - 79 inclusive or all of the lots on plat entitled "Groveland Dell, Section 3," made by Jones Engineering Service dated January 28, 1972, recorded in the RMC Office for Greenville County in Plat Book "4-R" at Page 2, and having such metes and bounds as shown thereon.

ALSO:

All those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being known and designated as Lots 60, 61, 62 and 63, as shown on a plat entitled "Plat for Alger L. Cannon" by Terry T. Dill, dated December 14, 1968, and having, according to said plat, the following metes and bounds, to-wit:

Beginning on the southeastern side of Tumbleweed Terrace at joint front corner of Lots 56 and 57 shown on Plat Book "YYY" at Page 185 and thence along southern side of Tumbleweed Terrace N.38-18 E. 300 feet to joint corner of Lots 62 and 63, thence still with Drive, N.33-00 E. 85 feet to joint corner of Lots 63 and 64; thence as the common line of Lots 63 and 64, S.64-22 E. 205 feet to the joint rear corner of said Lots; thence S.37-20 E. 430 feet to the joint rear corner of Lots 59 and 60, thence as the common line of Lots 59 and 60, N.51-42 W. 198.2 feet to the point of beginning.

ALSO:

All those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, situate, lying and being on Tumbleweed Terrace shown as Lots 30 and 52 on a plat of GROVELAND DELL Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "BBB" at Page 73, and having such metes and bounds as shown thereon.

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 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.

*you Release lot 65, Groveland Dell. See R.E.M. Book 1254 page 639
you Release lot 67, Groveland Dell. See R.E.M. Book 1276 page 748
you Release lot 52, Groveland Dell. See R.E.M. Book 1276 page 95*