

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Three Thousand and No/100

-----Dollars (\$ 3,000.00) due and payable

due and payable December 2, 1978

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XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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, and being known and designated as Lot No. 21
of Windtree Subdivision, According to a plat prepared of said property by
C. O. Riddle, Surveyor, July 1, 1977, and recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book 6-H, at Page 12, and
to which said plat reference is craved for a more complete description thereof.

The within mortgage is given to L. H. Tankersley, as Trustee, under that
certain trust agreement dated December 6, 1972, and which is recorded in the
R.M.C. Office for Greenville County, South Carolina, in Deed Book 963, at
Page 46.

The Mortgagee herein agrees by the acceptance of the within mortgage that
this mortgage is and shall, at all times, be, and remain subject and sub-
ordinate to the lien, or liens, of any existing, or hereafter existing
mortgage, 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.

RECORDED
IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON 12/20/78

The within property is the same property conveyed to the mortgagor herein
by that certain deed of L. H. Tankersley, as Trustee, of even date herewith
and to which said deed is being filed simultaneously with this instrument
in the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including oil 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.

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.

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