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Greenville, S. C. 29603

FILED
GREENVILLE CO. S. C.

JUL 14 4 41 PM '08
SUNNIE S. TANKERSLEY
R.M.C.

2008 JUL 13 10:20 AM

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THOMAS E. BROWN, JR., AND REBEKAH R. BROWN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 FORTY FOUR THOUSAND AND NO/100THS-----

DOLLARS (\$ 44,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

JULY 1, 2008

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northern side of Woodvale Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 225 on a plat entitled SECOND REVISION OF TRAXLER PARK, made by R. E. Dalton, dated March, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodvale Avenue, at the joint front corner of Lots Nos. 224 and 225, and running thence along the common line of said lots, N 25-23 W 220 feet to an iron pin; thence S 64-37 W 70 feet to an iron pin; thence S 25-23 E 220 feet to an iron pin on the northern side of Woodvale Avenue; thence along the northern side of Woodvale Avenue, N 64-37 E 70 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagors herein by Charles D. and Blair Cooper by deed dated July 14, 1978, and recorded herewith.

