

1472-454

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
JUL 3 4 53 PM '79  
L. H. TANKERSLEY  
R.M.C.

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

on June 26, 1980

~~with interest thereon from~~

~~XXXXXX XXXX~~

~~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, the Mortgagee's heirs, 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. 3  
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 property is a portion of the property conveyed to the Mortgagor herein  
by that certain deed of L. H. Tankersley, as Trustee, of even date herewith and  
which said deed is being filed simultaneously with this instrument in the R.M.C.  
Office for Greenville County, South Carolina.

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

The Mortgagee herein agrees by the acceptance of the within mortgage that his  
mortgage is and shall, at all times, be and remain subject and subordinate 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.

STATE OF SOUTH CAROLINA  
RECORDING COMMISSION  
DOCUMENTARY  
STAMP  
0120

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 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.

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.

0454

4328 RV-2