

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
CO. S. C.
2 59 PM '79
MORTGAGE OF REAL ESTATE
W. M. WERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:

200 816

WHEREAS, I, Brenda C. Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Fountain Inn, South Carolina,

(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 Seven Thousand One Hundred and No/100-----

-----Dollars (\$7,100.00) due and payable

ninety (90) days from date

with interest thereon from date at the rate of 13% per centum per annum, to be paid: quarterly in advance

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, Fairview Township, containing 25 acres in accordance with plat made for Thomas J. Brown dated February 1971 by C. O. Riddle, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of a county road, joint corner with property of Mildred H. Peden, and running thence N. 15-45 E. 91 feet to an iron pin; thence continuing along the line of Peden property, N. 41-30 E. 1160 feet to a point in the center of Gilder Creek; thence along the meanders of said creek, S. 18-09 E. 94.6 feet; S. 62-01 E. 93.7 feet; S. 33-06 E. 79.4 feet; S. 18-13 W. 115.6 feet; S. 30-07 E. 64.6 feet; S. 76-49 E. 134.8 feet; S. 20-27 E. 125.4 feet; S. 53-26 E. 193.6 feet; S. 7-25 E. 61.9 feet; S. 65-02 E. 65 feet to a point in said creek; thence along the property of Thomas J. Brown, S. 29-12 W. 711.2 feet to an iron pin; thence along property of Catherine D. Carroll, Tr., S. 0-26 W. 208 feet to an iron pin in the center of said county road; thence along said road, the following courses and distances: N. 82-43 W. 100 feet; N. 72-45 W. 100 feet; N. 60-10 W. 758 feet; N. 49-25 W. 100 feet; N. 32-27 W. 124.5 feet to an iron pin in the center of said county road, being the point of beginning.

This being the same property as conveyed to G. Lamar Brown & Brenda C. Brown by deed of Thomas J. Brown recorded in the R. M. C. Office for Greenville County May 19, 1971 in Deed Book 915, Page 469, and deed from G. Lamar Brown to Brenda C. Brown recorded in the R. M. C. Office for Greenville County on September 10, 1979 in Deed Book _____, Page _____.

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STATE OF SOUTH CAROLINA
PROPERTY TAX COMMISSION
DOCUMENTARY
STAMP
\$02.84

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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