

GR: FILED
MORTGAGE OF REAL ESTATE - This is a Purchase Money Mortgage.
S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 18 1982
MORTGAGE OF REAL ESTATE 1555 PAGE 271
H.C. BERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Anthony Hugh Brown and Nancy Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto

D. T. Dempsey and ~~POWER OF ATTORNEY~~
Mary H. Dempsey

(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 Seven Thousand**

Dollars (\$ 37,000.00) due and payable

with interest thereon from date at the rate of 12% per centum per annum, to be paid: with payments of \$400.00 per month beginning April 1, 1982. Mortgage may be assumed with Mortgagee approval
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

ALL that piece, parcel or lot of land situate, lying and being on the Eastern side of Chicksprings Road and being known as Lot No. 119 on a plat of the property of Vista Hills Subdivision recorded in the office of the RMC for Greenville County, Plat Book P at page 149 and having the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Chick Springs Road, joint front corner of Lots Nos 118 and 119 and running along said road N. 15-40 E. 80 feet to an iron pin; thence along the joint line of Lots No. 119 and 120, S. 75-42 E. 176 feet to a point in the center of a 15 foot alley; thence along the center of the aid alley, S. 18-32 W. 83.7 feet to a point the joint rear corner of Lots 118 and 119; thence along the line of said lots, N. 74-28 W. 172.3 feet to the point of beginning. The rear 7.5 feet of said lot is subject to an easement for the aforesaid alley. This conveyance is made subject to all right-of-way s and restrictions of record.

Subject to any easements, property restriction, zoning regulations relating in any way to this property and being the same property conveyed to the Grantor by deed recorded in Deed Book 822 at page 44, RMC Office for Greenville County, then by Deed of Master in Equity, Frank P. McGowan, recorded in Deed Book 1163 Page 501 on March 8, 1982.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 22 1982
\$ 113.80
2 NR 822 1010

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.

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