BOOK 1509 PAGE 487

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

BOOK 73 PAGE 1531

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
AUG 1 12 10 PM '80
DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Brown Properties 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 Leonard Carter

(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

Five Thousand Six Hundred Nine and No/100 Dollars ($ 5,609.00 ) due and payable

on April 15, 1981

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. 2, Enderson Forest Subdivision (formerly known as Terrydale Subdivision), according to a plat prepared of said subdivision by Campbell and Clarkson, Surveyors, June 8, 1971, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 41, 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 deed of Leonard Carter and which said deed is being recorded simultaneously with the recording of this instrument.

The Mortgagee herein agrees by the acceptance of the within mortgage that he will subordinate the lien of the within instrument to any mortgage which the Mortgagor herein secures for the construction of a residence on the within property.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
02.25

APR 1 5 1981

WILLIAMS & HENRY, ATTYS.

FILED
GREENVILLE CO. S.C.
APR 15 9 10 AM '81
DONNIE S. TANKERSLEY
R.M.C.

28869

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 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 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.