

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 18 3 38 PM '72  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1241 PAGE 67

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **BROWN ENTERPRISES OF S.C., INC.,**

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

**FIRST PIEDMONT BANK & TRUST COMPANY, GREENVILLE, 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

**Thirteen Thousand Five Hundred and No/100----- Dollars (\$ 13,500.00 ) due and payable**  
**on January 12, 1973,**

with interest thereon from date of the date of 7 1/2 per centum per annum, to be paid: at maturity.

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:

AND, YET, ALL THAT, 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 Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagor, 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 calling 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, and being known and designated as **Lot No. 28 of Montevideo Subdivision**, and, according to a plat prepared of said Subdivision by Terry T. Dill, C. E. and L.S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat **Book 78, at Page 142,** having the following courses and distances, to-wit:

**BEGINNING at a point on the edge of East Scenic Drive, joint front corner of lots Nos. 27 and 28, and running thence with the joint line of said lots, N. 88-00 E. 200 feet to a point; thence, N. 2-00 W. 100 feet to a point; thence, S. 88-00 W. 200 feet to a point on the edge of East Scenic Drive; thence running with said road, S. 2-00 E. 100 feet to a point, the point of beginning.**

Together with all and singular rights, members, hereditaments, 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.