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BOOK 1255 PAGE 375

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

ELIZABETH RIDGLE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, Brown Enterprises of S.C., Inc.

is a corporation chartered under the laws of the State of South Carolina,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Alvin Smith

(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

two thousand and no/100-----Dollars (\$2,000.00) due and payable

on May 1, 1973.

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 and being known and designated as Lots Nos. 5 and 6, Section D. of Roosevelt Heights Subdivision and according to a plat prepared of said Subdivision by J. Mac Richardson, Reg. L. S., March, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W, at Page 129, having the following courses and distances, to wit:

BEGINNING at a point on the edge of Roosevelt Avenue, joint front corner of Lots Nos. 4 and 5 and running thence with said road, N. 66-15 E. 100 feet to a point; thence, N. 21-15 W. 139.5 feet to a point; thence, S. 67-54 W. 100 feet to a point; thence S. 21-15 E. 143.7 feet to a point on the edge of Roosevelt Avenue, the point of beginning.

The mortgagee herein agrees by the acceptance of the within mortgage that this mortgage is and, shall at all times, be and remain subject and subordinate to the lien, or liens, of any existing, or hereafter executed, construction loan 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 construction loan mortgage, or mortgages and all such advancements, charges and disbursements may be made without further subordination or agreements.

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 no 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 12 PAGE 337

SATISFIED AND CANCELLED OF RECORD  
Elizabeth Ridgle 12/12  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:47 O'CLOCK A. M. NO. 17130