

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DANIEL M. BROWN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF S. C., N. A.,

(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 -----ONE THOUSAND FIVE HUNDRED SIXTY FIVE & 64/100--

----- Dollars (\$1,565.64--) due and payable in thirty-six (36) equal monthly installments of Thirty Three and 49/100 (\$33.49) Dollars beginning on the 15th day of November, 1974 and continuing on like day of each month thereafter until paid in full with a final payment, if not sooner paid, due and payable on October 15, 1977 with interest from default in accord with terms of Note this date executed.

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:

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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, being known as a one (1) acre tract, more or less, and being a portion of Lot 4 as shown on a Plat of property of T. D. Burdette, prepared by C. O. Riddle, Surveyor, dated August 20, 1970, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lot 5 and other property of Daniel Brown (said iron pin being S. 6-27 W., 213.2 ft. from the center line of Butler Drive) thence along the joint line of Lot 4 and other property of Daniel Brown, N. 84-18 W., 209 ft. to an iron pin on property, now or formerly, of Waymond L. and Mary R. Hart; thence with the Hart property line, S. 6-27 W., 213.2 ft. to an iron pin on property line of T. D. Burdette; thence with the Burdette property line, S. 84-18 W., 209 ft. to a point on line of property this date conveyed to Vernon G. Meek; thence with the Meek property line, as a new line, N. 6-27 E., 213.2 ft. to the point of beginning.

This is the same property conveyed to the Mortgagor herein to be recorded of even date herewith.



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.