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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUN 20 11 06 AM '75 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, MARTHA W. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JO-MAR LIQUORS, INC.

(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 **EIGHT THOUSAND AND NO/100THS**

note and Dollars (\$8,000.00) due and payable

in accordance with the/attached schedule; privilege to prepay the whole or any part thereof at any time, without penalty, being hereby reserved by the Mortgagor;

with interest thereon from date at the rate of **Eight** per centum per annum, to be paid: **annually.**

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, in the City of Travelers Rest, S. C., being known as Part Lot 23 on plat of Property of Lee Roy Styles made by Pickell and Pickell, Engineers, September, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at page 63, and being more particularly shown on that certain survey prepared by John E. Woods, dated, June, 1972, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Poplar Drive at the joint front corner of Lots Nos. 23 and 24, and running thence with the joint line of Lots 23 and 24, S 86-45 W 108.0 feet to an iron pin; thence running on a new line, N 00-22 E 160.0 feet to an iron pin on Walnut Lane right-of-way; thence with said Lane, N 86-45 E 70.0 feet to a nail and cap; thence S 48-15 E 42.4 feet to a nail and cap on Poplar Drive; thence S 3-15 E 130 feet to the point of beginning.

This mortgage is second to and junior in lien to that mortgage executed by the Mortgagor to Carolina Federal Savings and Loan Association of even date herewith in the amount of \$25,000.00.



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.

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