

MORTGAGE OF REAL ESTATE—Office of J. Leffroy & Willie, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, IVERSON O. BROWNELL, JR.

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

GERRY L. PREVOST

(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

Ten Thousand, Five Hundred and No/100 Dollars (\$ 10,500.00) due and payable
Two Thousand, Five Hundred and No/100 (\$2,500.00) Dollars principal commencing April 14,
1977, Two Thousand, Five Hundred and No/100 (\$2,500.00) Dollars principal to be paid April
14, 1978, Two Thousand, Five Hundred and No/100 (\$2,500.00) Dollars principal to be paid
April 14, 1979, and Three Thousand and No/100 (\$3,000.00) Dollars principal to be paid

on April 14, 1980, with interest on the unpaid principal balance at eight (8%) percent per annum.

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:

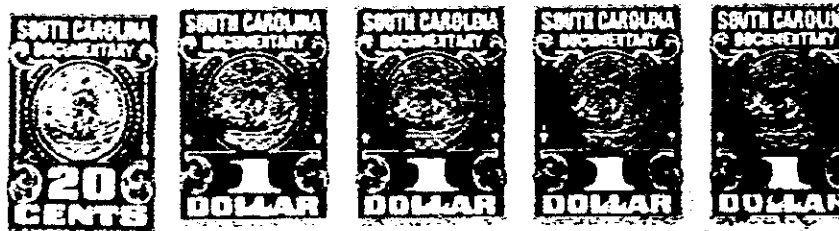
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, State of South Carolina, on the southern side of Brookside Way in the Subdivision known as Marshall Forest, plat of which subdivision is recorded in the R.M.C. Office for Greenville County in Plat Book H, pages 133 and 134, and having the following metes and bounds, to-wit:

BEGINNING on the southern side of Brookside Way at the corner of property now or formerly belonging to L. D. Sherer and running thence along the line of said Sherer property S. 66-38 W. 62 feet to a point; thence along line of property now or formerly belonging to Ladson Mills S. 23-44 E. 343.2 feet to a pipe; thence along the line of property now or formerly belonging to Pink James N. 64-50 E. 162.6 feet to an iron pin; thence continuing along the common line of said properties N. 66-35 E. 167.4 feet, more or less, to a point; thence a new line parallel with property now or formerly of Jane P. Bessenger N. 15-05 W. 193.4 feet, more or less, to a point on the southern side of Brookside Way; thence along the southern side of Brookside Way along a curved portion thereof to the beginning corner.

This is a purchase money mortgage.

It is agreed between the parties hereto that in the event the purchaser subsequently conveys to a third party a portion of the mortgaged premises, that upon payment to mortgagee of \$6,500.00, or two-thirds of the purchase price of said conveyance, whichever is greater, mortgagee agrees to release the premises so conveyed.



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 is 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.

4328 RV-2