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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LOUISE S. TAYLOR
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, IVERSON O. BROWNELL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY OF GREENVILLE, S. C.

(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 TWELVE THOUSAND THREE HUNDRED SEVENTY-FIVE AND No/100-----Dollars (\$12,375.00) due and payable the advanced on demand with/principal reduced a minimum of twenty (20%) percent annually until paid in full.

with interest thereon from date at the rate of 9.00% per centum per annum, to be paid: quarterly

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:

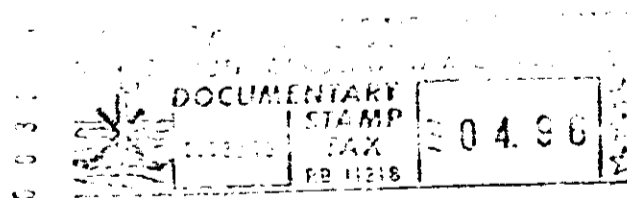
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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 joint corner of the property formerly owned by Iverson O. Brownell, Jr. and running thence along the southerly side of Brookside Way N. 78-46 E. for a distance of 105.5 feet to an iron pin; thence continuing along the southerly side of Brookside Way N. 66-28 E. for a distance of 79.6 feet to an iron pin at the corner of the property now or formerly owned by Jane P. Bessenger; thence along the joint line of the Bessenger property S. 15-21 E. for a distance of 193.4 feet, to an iron pin; thence along the rear of said property, S. 67-32 W. for a distance of 174.3 feet to an iron pin; thence continuing along the rear line S. 65-47 W. for a distance of 52.7 feet to an iron pin at the joint rear corner of the property formerly owned by Iverson O. Brownell, Jr.; thence along said joint line N. 05-04 W. for a distance of 221.6 feet to an iron pin at the point of BEGINNING, all as shown on a survey prepared by James R. Freeland, R.L.S., dated August 11, 1976, and filed in the R.M.C. Office for Greenville County in Plat Book 52 at page 57.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Gerry L. Prevost dated April 15, 1976 and recorded in the Greenville County R.M.C. Office in Deed Book 1034 at page 745.

SOUTHERN BANK & TRUST COMPANY
P.O. Box 1329
Greenville, South Carolina 29602



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 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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