

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MILTON BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEANNE D. THREATT

(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 AND NO/100 Dollars (\$ 1,500.00) due and payable
Six Hundred and No/100 (\$600.00) Dollars at closing; Four Hundred Fifty and no/100 (\$450.00)
dollars on or before November 15, 1977; Four Hundred Fifty and No/100 (\$450.00) Dollars
on or before May, 15, 1978,

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid:

As set out in a promissory note executed this day by Milton Brown

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:

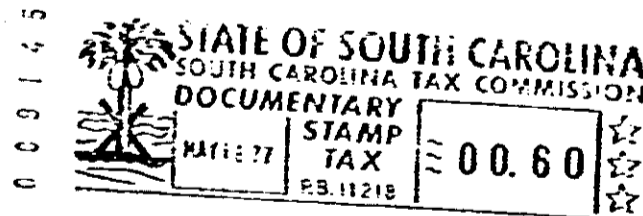
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, South Carolina and being known and designated as a portion of Tract #1 of the Richard Davis Estate, plat which is recorded in the R.M.C. Office for Greenville County in Plat Book M, Page 95, and having to a plat made by J. C. Hill, Engineer, September 25, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Blassingame Road in the line of other property owned by the grantor and running thence through the center of a new road as follows: S 74-E 141.3 feet; S 36-15 E 145.5 feet: S 17-E 267 feet; S 43-35 E 204.4 Feet; S 18-E 49.6 Feet; N 23-10E 244.7 feet to a point; thence S 85-30E 246.3 feet to an iron pin; thence N 84-30E 300 feet to a point in Brushy Creek; thence as follows: N 43-W 178 feet to an iron pin; N 20-W 160 feet to a stake; N 25-30 300 feet to a stake; N 25W 362 feet to a stake; N 16-W 131 feet to a point; N 18-W 113 feet to an iron pin thence N 79-30 W 119 feet to a point on Blassingame Road; thence along Blassingame Road as follows: S 56- W 180.5 feet; S 47-25 W 51 feet; S 30-30 W 32.5 feet and S 12-W 109 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed to be recorded herewith in the R.M.C. Office for Greenville County, and that was conveyed to the mortgagee by deed of Felicia D. Byrd on November 7, 1959 in Deed Book 698 at page 220 in the R.M.C. Office for Greenville County, South Carolina.

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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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