

MORTGAGE OF REAL ESTATE

BOOK 1442 PAGE 100

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
AUG 30 11 15 AM '78  
DONNIE S. TANKERSLEY  
R.H.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Billy R. Brown

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

(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 Fifteen Thousand and No/100

Dollars (\$15,000.00) due and payable

in 180 consecutive monthly payments of \$152.15 each for principal and interest beginning September 28, 1978

with interest thereon from date at the rate of nine (9) per centum per annum, to be paid:

as above stated  
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, shown and designated as Lot Number Three (3), containing one (1) acre, on plat made for Clifton Brown by W. N. Willis, Engineers, from field survey made by S. D. Atkins March 16, 1973, showing courses and distances as follows:

Beginning on an old nail near center of Dill Road about one-eighth mile from S.C. Highway No. 414, at John Earl Barnette line and running with the center of Dill Road N. 74-00 E. 40 feet to a nail; thence with Carl Barnette line S. 28-30 E. 289 feet to an old iron pin at Irene F. Brown corner; thence with Brown's line S. 4-30 W. 71 feet to an iron pin; thence N. 85-30 W. 194 feet to an iron pin in John Earl Barnette line; thence with Barnette line N. 4-30 E. 299 feet to the beginning.

DERIVATION: See deed of Clifton E. Brown dated 31 March 73 and recorded in Deed Book 971, Page 651.

1501  
AUG 30 1978 1411  
AUG 30 1978 1412

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
AUG 30 78  
STAMP  
TAX  
RB. 11218  
06.00

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 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.

4328 RV-2