

LEATHERWOOD, WALKER, TODD & MANN

BOOK 1447 PAGE 151

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

RECORDED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 13 4 12 PM '77

WHEREAS, Jesse T. Brown and Mary Catherine Brown

SONNIE S. TANKERSLEY
R.A.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, its successors and assigns forever,

(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 Fifty-Two Hundred and no/100

Dollars (\$ 5,200.00) due and payable

2502

in full in 180 days

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

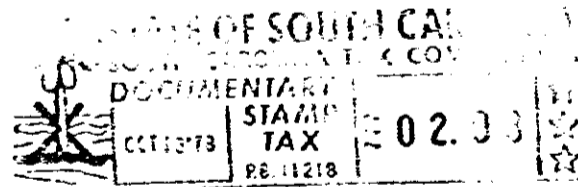
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 and lying at the northeast corner of the intersection of Dellwood Drive and Stephen Lane and being shown as Lot No. 113 on plat of "Property of Central Development Corp.," said plat being recorded in the RMC Office for Greenville County in Plat Book Y at Pages 148 and 149, and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Stephen Lane at the joint front corner of Lots 113 and 114 and running thence along the east side of Stephen Lane S. 13-19 E. 41.5 feet to an iron pin; thence S. 7-49 E. 100 feet to an iron pin; thence with the curve of the intersection of Stephen Lane and Dellwood Drive S. 60-15 E. 32.2 feet to an iron pin; thence along the northeast side of Dellwood Drive N. 43-24 E. 88 feet to an iron pin; thence N. 37-48 E. 63 feet to an iron pin; thence N. 31-18 E. 60 feet to an iron pin; thence along the joint line of Lots 129 and 113, N. 62-38 W. 153.6 feet to an iron pin; thence along the joint line of Lots 113 and 114, S. 29-10 W. 91.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of L. Craig Fortman and Donna R. Fortman, said deed being dated February 17, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1051 at Page 243.



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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