

Mortgagee's Address: 224 Hille Street, Sumter, South Carolina 29150
MORTGAGE OF REAL ESTATE-Office of Greenville, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

2007 07

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 11 12 07 PM '79
GONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, David A. Brown and Henry J. Brown, Jr.

hereinafter referred to as Mortgagor is well and truly indebted unto James L. Reed and Dorothy R. Reed

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 Eighty-Three Thousand and No/100ths-----

Dollars (\$ 83,000.00) due and payable

with interest thereon in accordance with the terms and provisions of said promissory note the final maturity of which, if not sooner paid, is January 1, 1999.

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

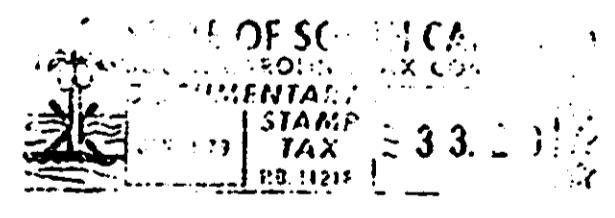
All that certain piece, parcel or lot of land situate, lying and being on the northwestern side of Owens Lane in the Town of Mauldin, County of Greenville, State of South Carolina being shown on a plat entitled "Property of James L. Reed" dated January 5, 1968 by Jones Engineering Service recorded in the RMC Office for Greenville County, South Carolina in Plat Book VVV, Page 191 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Owens Lane and running thence with the northwestern side of said Owens Lane, N. 47-49 E. 212 feet to the center line of a branch; thence with the center line of said branch as the line, the traverse line of which is N. 59-41 W. 148 feet, N. 46-58 W. 69 feet, N. 64-33 W. 71.7 feet and N. 34-27 E. 13 feet; thence N. 34-27 E. 100 feet to an iron pin; thence N. 44-38 W. 199.4 feet to an iron pin; thence S. 29-09 W. 290 feet to an iron pin; thence S. 49-00 E. 413 feet to an iron pin on the northwestern side of Owens Lane, the point of beginning; and being the same property conveyed to the mortgagors herein by deed of James L. Reed and Dorothy R. Reed recorded herewith in the RMC Office for Greenville County and dated January 1, 1979.

This mortgage is junior in rank and priority to those certain mortgages of real estate given by James L. Reed and Dorothy R. Reed to Citizens Building and Loan Association, Greer, South Carolina recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 286, Page 515 and Mortgage Book 1109, Page 98, respectively, which mortgages have been consolidated and have a present total balance of \$12,246.02.

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UNIT 17
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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 heretofore 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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