

ADDRESS OF MORTGAGEE:  
500 E. Washington St.  
Greenville, SC 29603

FILED  
GREENVILLE CO. S.C.  
JAN 26 3 13 PM '80  
DORRIS S. TANKERSLEY  
R.M.C.

1478 36

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Brown Enterprises of S. C., Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Seventy-Four Thousand Eight Hundred and No/100 (\$74,800.00)-----

DOLLARS (\$74,800.00) ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

NOW, <sup>January 26, 1980</sup> 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.

Tract 1  
All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being known and designated as Lot No. 10 of Windtree Subdivision, according to a plat prepared of said property by C. O. Riddle, Surveyor, July 1, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 12, and to which said plat reference is craved for a more complete description thereof.

The within property is the same property conveyed to the Mortgagor herein by deed of L. H. Tankersley, as Trustee, of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.

Tract 2  
ALL those certain pieces, parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots 52 and 53, Paris View Subdivision, Section 1, according to a plat prepared of said subdivision, by J. D. Calmes, R.L.S., April, 1961, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W, at Page 101, and to which reference is made for a more particular description thereof.

The within property is the same property conveyed to the Mortgagor herein by deed of Virginia B. Mann, by deed dated January 23, 1979, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in deed book 1095, at Page 297.

The Mortgagee herein agrees by the acceptance of the within mortgage that it will release from the lien of the within mortgage the property described in Tract 1 hereof upon the payment to it on said mortgage of the sum of Twenty Four Thousand Eight Hundred and No/100 (\$24,800.00) and will release from the lien of said mortgage either of the Lots listed in Tract 2 hereof upon the payment to it of Twenty Five Thousand and No/100 (\$25,000.00) Dollars each.