

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

FILED
 GREENVILLE CO. S. C.
 JAN 23 1979
 DONALD S. TANNER, CLERK
 S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 23rd day of January, 1979, by Michael B. Brown
 and Lynn A. Brown hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Thirty-Nine Thousand Three Hundred Sixty-One and 56/100 (\$ 39,361.56) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of Four Hundred Eighty-Five and 13/100-- (\$ 485.13) Dollars each, the first instalment being due March 15, 1979, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that tract of land in Greenville County, State of South Carolina, on the western side of Piney Mountain Road, near the City of Greenville, being a portion of Tracts 12, 13 and 14 as shown on a plat of Clairmont Ridge, Inc. recorded in Plat Book H at Page 182 and according to a survey made by Dalton & Neves in June, 1964, is described as follows:

BEGINNING at an iron pin on the western side of Piney Mountain Road at the corner of Tracts 13 and 14 and running thence with the western side of Piney Mountain Road, S. 4-25 W. 100 feet, S. 1-50 E. 145 feet, S. 2-30 E. 100 feet, and S. 15-00 E. 55 feet to an iron pin at the corner of property now or formerly of Daniel Hunter Wallace, Jr.; thence with the line of said property, S. 50-12 W. 553 feet to an iron pin at a hickory tree in line of property now or formerly of Eugene E. Stone, III; thence with the line of said property N. 35-20 W. 390 feet to an iron pin at corner of property now or formerly of Virginia C. Summey; thence with line of property now or formerly of Virginia C. Summey and now or formerly of J. E. Gilliam, N. 84-16 E. 146.8 feet to an iron pin; thence continuing with the line of property now or formerly of J. E. Gilliam and now or formerly of George C. Ridenhour, N. 41-56 E. 361.5 feet to an iron pin; thence continuing with the Ridenhour property N. 44-51 E. 142 feet, N. 64-54 E. 51.3 feet, and N. 72-10 E. 102.5 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Lynn Adams Brown dated December 29, 1976, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1048 at Page 747, and by deed of James Benjamin Adams, Jr. to Lynn Adams Brown dated December 29, 1976, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1048, at Page 746.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.