

MORTGAGE OF REAL ESTATE—Office of J. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE, S.C.
APR 9 12 02 PM '79
JOHNIE S. TANKERSLEY
R.M.C.

Mortgagee's Address:
PO Box 485, Travelers Rest, SC
29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: KENNETH STEVEN BROWN AND WANDA

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

WHEREAS, the Mortgagor is well and truly indebted unto the BANK OF TRAVELERS REST (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 Seven Thousand Nine Hundred

Forty Six and 64/100ths annual percentage ----- DOLLARS (\$ 7,946.64). with interest thereon from date at the rate of 14 per centum per annum, said principal and interest to be repaid: in monthly installments of \$147.16 commencing thirty (30) days from date with a like payment on the same date of each month thereafter until paid in full.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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:

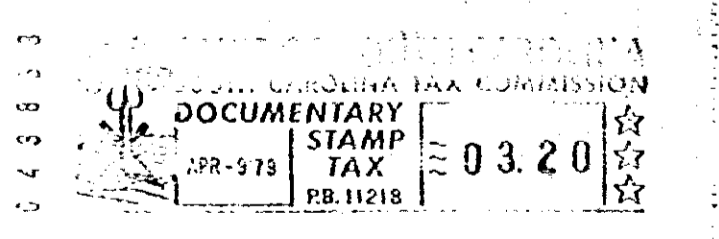
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the southern side of White Horse Road Extension, containing 2 acres more or less, being shown on Plat of Kenneth Steven Brown and Wanda Joann Brown, dated February 12, 1979, prepared by W. R. Williams, Jr., PE/LS, recorded in Plat Book 7-D at Page 34 and being described more particularly, according to said Plat, to-wit:

BEGINNING at a railroad spike in the center of White Horse Road Extension at the joint corner of the within described property and property now or formerly of Jesse Dean Brown and running thence along the center of said road N. 50-33 E. 170 feet to an old nail and cap at the joint corner of property formerly of Luther C. Brown; thence along said Brown property line, S. 34-40 E. 583.5 feet to an iron pin; thence S. 66-59 W. 145 feet to an iron pin; thence N. 37-34 W. 540.9 feet to a railroad spike in the center of White Horse Road Extension, the point of beginning.

Derivation: Deed of Jesse Dean Brown recorded March 7, 1979 in Deed Book 1103 at Page 99.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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