

MORTGAGE OF REAL ESTATE BY A CORPORATION Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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DORR
TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Brown Enterprises of S.C., Inc.,

a corporation chartered under the laws of the State of South Carolina
hereinafter referred to as Mortgagor is well and truly indebted unto L. H. Tankersley, as Trustee

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Three Thousand and No/100 (\$3,000.00)

-----Dollars (\$ 3,000.00) due and payable
on June 26, 1980

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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 being known and designated as Lot No. 2 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 a portion of the property conveyed to the Mortgagor herein by that
certain deed of L. H. Tankersley, as Trustee, of even date herewith and which said deed is
being filed simultaneously with this instrument in the R.M.C. Office for Greenville County,
South Carolina.

The within mortgage is given to L. H. Tankersley, as Trustee under that certain deed of
trust and trust agreement, both dated December 6, 1972, and both of which are recorded
in the R.M.C. Office for Greenville County, South Carolina.

The Mortgagee herein agrees by the acceptance of the within mortgage that his mortgage
is and shall, at all times, be and remain subject and subordinate to the lien, or
liens, of any existing, or hereafter existing mortgage or mortgages, placed upon all,
or a portion, of the above described property, and is and shall continue to be subordinate
in lien to any and all advances, charges and disbursements made pursuant to said mortgage
or mortgages, and all such advances, charges and disbursements may be made without further
subordination or agreements.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
0120
1979

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 is 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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