

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

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 Harriett H. Black

(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

Four Thousand and 00/100-----Dollars (\$ 4,000.00 due and payable

on April 15, 1981, or when the house on the below described lot is sold,
whichever first occurs.

~~with interest thereon from~~

~~the date hereof~~

~~until the same is paid in full~~

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. 5 on
a plat of property of Harriett H. Black and Mae Hill, according to a plat prepared of
said property by Freeland & Associates, Surveyor, September 1, 1979, and which said plat
is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C
at Page 62, and to which plat reference is craved for a more complete description thereof.

The mortgagee herein agrees by the acceptance of the within mortgage that this mortgage
is and shall, at all times, be and remain subject and subordinate to the lien, or liens,
of any existing, or hereafter existing, construction-loan 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 construction-loan mortgage, or mortgages, and all such advances, charges and
disbursements may be made without further subordination or agreements.

The within property is a portion of the property conveyed to the Mortgagor herein by
deed of Harriett H. Black and Mae Davis Hill, by deed of even date herewith and which
said deed is being recorded simultaneously with the recording of the within instrument.

Together with all and singular rights, remedies, benefits, and appurtenances to the same, together in any way incident or appur-
tenant, and all of the rents, issues, and profits which may arise or be received thereon, and the benefit of all laws, ordinances, and
statutes now or hereafter enacted, amended, or added thereto, and all other laws, ordinances, and statutes in that behalf made, and all fixtures
and improvements other than the usual household furniture, and all 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 Mortgagee warrants that it is a lawfully owner of the premises hereinafter described, in fee simple absolute, that it has good right
and authority to sell, convey, and otherwise dispose of the same, and that the same are not subject to any lien or encumbrance except
as provided herein. The Mortgagee further warrants to warrant and defend from all claims, suits, actions, demands, and proceedings against the Mortgagee
for or on behalf of the Mortgagor and all persons whomsoever by lawfully claiming or claiming to claim the same.

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