LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

LAW OFFICES OF THOMAS C. BRISSEY, P.A.

BOOK 1538 PAGE 252

**MORTGAGE OF REAL ESTATE**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 14 3 50 PM '81
DONNIE S. TANKERSLEY
R.M.C.

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas C. Brissey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alvin E. Smith, as Trustee under Trust Agreement dated April 21, 1978, and recorded in Deed Book 1077 at page 522.

(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 Ten Thousand Five Hundred and No/100

Dollars ($ 10,500.00 ) due and payable

as set out in promissory note of even date

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

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Birnam Court and being known and designated as the major portion of Lot No. 18 on a plat of Birnam Woods Subdivision recorded in the RMC Office for Greenville County in Plat Book 5-D at page 56 and having such metes and bounds as appears thereon.

This being the same property conveyed to Mortgagor by deed of A & B Properties recorded in Deed Book 1018 at page 563 on May 20, 1975, RMC Office for Greenville County.

Mortgagee's Address: 1514 Wade Hampton Blvd.
Greenville, S.C. 29601

DOCUMENTARY STAMP TAX 20.20

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

SCTC --- 1 AP14 81 1344

4.00CI

4328 RV.2