

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 57 PM '81 MORTGAGE OF REAL ESTATE

JOHN B. BARNERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:
M.C.

WHEREAS, David L. Daniel and Nancy G. Daniel

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Bayne Brown

(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 Two Thousand Twenty-two and no/100-----
-----Dollars (\$2,022.00) due and payable

December 1, 1983, if not sooner paid

with interest thereon from at the rate of 12% per centum per annum, to be paid: monthly

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, lying and being on the northern side of Thunderbird Drive being known and designated as Lot No. 28 of Oak Forest Estates according to a plat recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 94, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Thunderbird Drive at the joint front corner of Lots Nos. 28 and 29 and running thence with the line of Lot No. 29 N. 15-49 W. 217.5 feet to a iron pin; thence N. 73-04 E. 120 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 27; thence with the line of Lot No. 27 S. 17-08 E. 219.8 feet to an iron pin on the northern side of Thunderbird Drive; thence with Thunderbird Drive S. 73-58 W. 125 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of W. Bayne Brown recorded in the RMC Office for Greenville County at Deed Book 1160, Page 231, on Dec 30, 1981.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, his heirs and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan recorded July 21, 1981, in the RMC Office for Greenville County in REM Book 1547, Page 514.

SCOTT COUNTY 1 DT30 91 953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP
RECORDED
DEC 30 1981

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 such 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 it 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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