

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.  
AUG 15 PM '82  
W. S. SRSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Walter Jess Brown and Alpha Ree Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust

(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 Eleven Thousand Two Hundred Eighty and no/100 Dollars (\$ 11,280.00 ) due and payable

August 1, 1986, if not sooner paid.

~~XXXXXXXXXXXXXXXXXXXX~~ at the rate of 18% 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, and being shown and designated as lot 48 on a plat of Club View Heights recorded in the RMC Office for Greenville County in Plat Book GG, Page 145, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Traynham Boulevard at the joint front corner of Lots 48 and 49 and running thence with the line of said lots S. 62-45 W. 150.4 feet to an iron pin; thence S. 6-28 E. 82.7 feet to an iron pin; thence N. 85-10 E. 59.4 feet to an iron pin; thence N. 62-45 E. 125 feet to a point on Traynham Boulevard at the joint front corner of Lots 47 and 48; thence N. 27-08 W. 100 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Furman Burgess recorded in the RMC Office for Greenville County in Deed Book 935, page 283 on February 2, 1972.

THIS conveyance is made subject to all easements, restrictions, covenants, roadways or rights-of-way, which may appear by examination of the public record or the premises herein.

THE Mortgagors herein do hereby covenant and represent unto the said Mortgagee, its successors 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 Fidelity Federal Savings and Loan (now American Federal) recorded February 2, 1972, in the RMC Office for Greenville County in REM Book 1221, Page 148.

RECORDED  
AUG 15 1982  
S. C. SRSLEY

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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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