

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GRF
AUG 27 5 00 PM '82
DONNIE S. TANKERSLEY
R.M.C.

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

BOOK 1579 PAGE 9

WHEREAS, Brown Properties 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 W. Roger 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

Fifty Six Thousand Two Hundred Fifty and No/100 Dollars (\$ 56,250.00) due and payable
on demand.

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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

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot 32, Henderson Forest Subdivision (formerly known as Terrydale Subdivision), according to a plat prepared of said subdivision by Campbell and Clarkson Surveyors, June 9, 1971, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 41, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Dahlglen Avenue, joint front corner with Lot 33 and running thence with the common line with said Lot, S. 9-34 E. 150 feet to an iron pin; thence, S. 80-26 W. 80 feet to an iron pin, joint rear corner with Lot 31; thence running with the common line with said Lot, N. 9-34 W. 150 feet to an iron pin on the edge of Dahlglen Avenue; thence running with the edge of said Avenue, N. 80-26 E. 80 feet to a point on the edge of said Avenue, the point of beginning.

The within property is the identical property conveyed to Brown Properties of S. C., Inc., by deed of Colie S. Buchanan, dated August 15, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, on said date in Deed Book 1131, at Page 338.

RECORDED
INDEXED
22 52

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 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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