

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C. ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 15 9 44 AM '82

WHEREAS, N. KEITH BROWN DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAPITAL BANK AND TRUST COMPANY

(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

Seventeen thousand five hundred (\$17,500.00) dollars Dollars (\$ 17,500.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

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

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, being known and designated as Lot No. 14 on a Plat of PEBBLECREEK, P.U.D., PHASE X, SECTION I, prepared by Arbor Engineering, Inc., dated December 30, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P, Page 58, reference to which is hereby craved for the metes and bounds thereof.

This being the same property acquired by the Mortgagor by deed of Pebblepart, LTD., A South Carolina Limited Partnership, dated September 9, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1173 at Page 996 on September 16, 1982.

This is a second mortgage but is subject to full disbursement under that certain first mortgage to First Federal Savings and Loan Association as recorded in Mortgage Book 1580 at Page 636 on September 16, 1982, RMC Office for Greenville County.

MORTGAGEE'S MAILING ADDRESS:

P.O. Box 8
Belton, S.C. 29621

400 0 2941801



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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