

MORTGAGE OF REAL ESTATE -

Mortgagee address:  
407 Edwards Road  
Greenville, SC 29615

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S.C.  
JAN 10 3 27 PM '83  
DONN... BERSLEY  
RMC

MORTGAGE OF REAL ESTATE

BOOK 1591 PAGE 455

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUNBELT PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CECIL C. 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 EIGHTY THOUSAND FIVE HUNDRED FORTY-FOUR AND NO/100-----

Dollars (\$ 80,544.00 ) due and payable

five (5) years from date hereof. Monthly payments in the amount of Seven Hundred Thirty-Eight and 32/100 (\$738.32) Dollars shall be due and payable on the tenth (10th) day of each and every month during said five (5) year period with the first payment being due and payable February 10, 1983. Said monthly payments to apply to interest only.

with interest thereon from date at the rate of ELEVEN (11%) 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 Mortgagee 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:

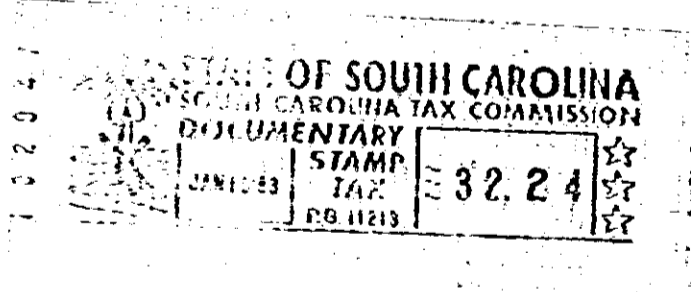
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.356 acres, located on the southern side of Old Spartanburg Road, and being shown and designated as "Survey for Sunbelt Properties" on plat prepared by Freeland & Associates, dated November 12, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-6, Page 9, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Old Spartanburg Road at the corner of Property of Delia H. Brown and running thence along the line of Delia H. Brown property, S 7-45 E 306.70 feet to an iron pin; thence turning and running along the Property of Greenville County Recreation Commission as follows: S 77-47 W 73.60 feet to a concrete monument; thence S 53-15 W 271.69 feet to a concrete monument; thence S 13-01 W 90.57 feet to a concrete monument; thence S 85-42 W 193.95 feet to a concrete monument; thence N 20-30 E 177.77 feet to an iron pin; thence N 17-56 E 285.54 feet to an iron pin on the southern side of Old Spartanburg Road; thence turning and running along said Old Spartanburg Road as follows: N 66-27 E 146.31 feet to an iron pin; thence N 63-38 E 198.44 feet to an iron pin at the corner of Property of Delia H. Brown, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of the mortgagee herein, to be recorded of even date herewith.

Mortgagee hereby grants the mortgagor the right to substitute collateral in like amount certified by a MAI appraisal.

REC'D  
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JAN 10 83 1412



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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