

Mortgagees' Address: Rt. 2 Summit Hill Rd
Greenville, SC 29611

Riley, Riley, Laws & Stewart

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REF NO. 1591 F. CO. S. C.
JAN 14 3 39 PM '83

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

BOOK 1591 PAGE 878

WHEREAS, DONNIE S. TANKERSLEY
ROBERT BROWN, JR. and TAMMY L. BROWN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT BROWN and BARBARA R. 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 Thirty Thousand and No/100

Dollars (\$ 30,000.00-) due and payable in one hundred twenty (120) equal monthly installments of Three Hundred Seventy-Five and No/100 Dollars (\$375.00) each commencing on the first day of February, 1983 and continuing on the first of each month thereafter until paid in full, said amount to be applied first to interest then to principal, with interest thereon from date at the rate of 8.65% 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

All that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, located two miles west of Sandy Flat, on the North side of Pine Log Ford Road, containing 0.62 acre, more or less, and being shown on plat made for J. H. Styles by H. S. Brockman, Surveyor, dated December 27, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5K at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of said road at the corner, corner of Arnie Kilgore and running thence with the center of said road N. 79-52 E. 110 feet to a nail in the road, corner of Williams; thence with Williams N. 2-32 W. 243.5 feet to an iron pin; thence with Spence S. 89-55 W. 110 feet to Kilgore; thence with Kilgore S. 10-39 E. 90.7 feet and S. 1-15 W. 175 feet to the center of said road and the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Ross E. Greene and Karen S. Greene to be recorded herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
JAN 14 83 07.76
STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
JAN 14 83 04.24

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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