

102 S. Main Street
Greenville, S.C. 29601
BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE -

300:1827-183

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE

FILED
GREENVILLE
SEP 18 4 03 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS L. BROWN, III,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST NATIONAL BANK

(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

TWENTY THOUSAND AND NO/100 -----Dollars (\$ 20,000.00) due and payable

as follows: Interest only shall be due and payable monthly, beginning October 1, 1983; beginning April 1, 1983 and continuing thereafter for twenty-three (23) months, payments of principal and interest in the amount of \$ 960.40 shall be due and payable.

with interest thereon from date at the rate of 14% per centum per annum, to be paid: as provided.

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, on the Southeastern side of Mount Vista Avenue, being known and designated on plat of Second Revision of Traxler Park dated March, 1983, as recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Southeastern side of Mount Vista Avenue at the corner of Lot 193, and running thence S. 25-23 E. 198.8 feet to a point at the corner of Lot 206; thence, S. 57-29 W. 70.56 feet to an iron pin; thence, N. 25-23 W. 207.5 feet to the Southeastern side of Mount Vista Avenue; thence, with Mount Vista Avenue, N. 64-37 E. 70 feet to an iron pin, being the point and place of beginning.

This being the same property conveyed to the mortgagor by deed of Robert M. Austell and Marion D. Austell as recorded in the R.M.C. Office for Greenville County in Deed Book 907, at Page 203 on January 25, 1971.

This is junior in lien to that certain mortgage to C. Douglas Wilson & Co., Inc., assigned to Metropolitan Life Insurance Company, as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1057, at Page 990, on May 8, 1967, in the original amount of \$14,500.00.

STAMP: 200000

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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.

