

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, James Brown MAY 7 4 21 PM '84

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN S. TANKERSLEY First Citizens 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 Eleven thousand eight hundred sixty-three and 80/100

----- Dollars \$ 11,863.80) due and payable

with interest thereon from May 4, 1984 at the rate of 13.5%--- per centum per annum, to be paid:
According to said Note

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:

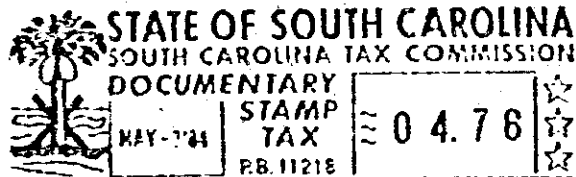
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, being designated as Lot No. 63, on the Plat of Lands of West End Land & Improvement Company, recorded in the RMC Office for Greenville County, in Plat Book A, Page 153, said lot fronting 50 feet on Haynie Street

ALSO, all the certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, being designated as a portion of Lot No. 81 as shown on a Plat of Lands of West End Land & Improvement Company, recorded in the RMC Office for Greenville County, in Plat Book A, at Page 153, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Haynie Street, at the joint front corner of Lots 63 and 81 and running thence along said Haynie Street S. 80-40 W. 10 feet to a point; thence running through Lot 81 S. 11-56 121.3 E. feet to a point; thence N. 79 E. 12 feet to a point on the rear line of Lot 63; thence running through Lot 63 N. 11 E. 121.6 feet to a point on Haynie Street, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Andrew W. Jones, of even date to be recorded herewith.

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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 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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