

MORTGAGEE'S ADDRESS: P. O. Box 435, Travelers Rest, SC 29690
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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LEATHERWOOD, WALKER, TODD & MANN

WHEREAS, G. W. HUGH BROWN and MARVEL A. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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-Five Thousand, Four Hundred Forty-three and 82/100-----Dollars (\$25,443.82) due and payable August 8, 1985

with interest thereon from date hereof at the rate of 13 1/2 per centum per annum, to be paid: quarter-annually commencing November 8, 1984.

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 and being shown as an 11.3 acre tract of land according to a compiled plat entitled "Property of G. W. Hugh Brown" by W. R. Williams, Jr. dated January 11, 1983, located on the northern side of Few's Bridge Road near Tigerville, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Few's Bridge Road at the corner of 1. acre tract, running thence with the center of Few's Bridge Road N. 65-51 E. 444.5 feet to a nail and cap; thence N. 70-27 W. 56 feet to an old iron pin; thence N. 38-00 W. 739 feet to an iron pin; thence N. 02-04-26 W. 284.28 feet to an iron pin; thence S. 61-14-07 W. 81.74 feet to an iron pin; thence S. 06-21-46 W. 53.11 feet to an iron pin; thence S. 06-32-15 E. 47.66 feet to an iron pin; thence N. 77-32-16 W. 45.36 feet to an iron pin; thence N. 44-16-45 W. 86.01 feet to an iron pin; thence N. 35-47-56 W. 100.24 feet to an iron pin; thence N. 57-43-47 W. 103.62 feet to an iron pin; thence S. 72-16-52 W. 60.98 feet to an iron pin; thence S. 28-45-14 E. 85.13 feet to an iron pin; thence S. 25-28-30 E. 73.88 feet to an iron pin; thence S. 83-51-44 W. 84.76 feet to an iron pin; thence S. 77-38-48 W. 8.73 feet to an iron pin; thence S. 06-00 E. 520 feet to an iron pin; thence S. 05-05 E. 232 feet to an iron pin; thence S. 14-21 E. 27.2 feet to an iron pin; thence N. 77-33 E. 150 feet to an iron pin; thence S. 12-34 E. 82.3 feet to an iron pin; thence N. 76-28 E. 186.34 feet to an iron pin; thence S. 23-00 E. 203.51 feet, more or less, to a nail and cap in the center of Few's Bridge Road, the point of beginning.

Being a portion of the property conveyed to G. W. Hugh Brown by Deed of Mark A. Brown recorded July 18, 1983 in Deed Book 1192, Page 552, and a portion of the property acquired by Marvel A. Brown by Deed of Aaron Leopard and Amy L. Adams, individually and as Executors of the Estate of Madge L. Paris, and Roy Coleman, Jimmy Coleman, Bobby Coleman and Lillian McDonald, recorded April 27, 1981 in Deed Book 1146, Page 940, Greenville County R.M.C. Office.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
AUG-9-84 TAX 07.65
P.B. 11218

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 is 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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