

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1678 PAGE 353

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS We, JERRY BLY BYNUM and JOYCE E. BYNUM

(hereinafter referred to as Mortgagor) is well and truly indebted unto BILLY B. BROWN and PATRICIA ANN BROWN,
624 Wagstaff Road, Fuquay-Varina, N.C. 27526

(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-Five Thousand and No/100-----
----- Dollars (\$ 35,000.00***) due and payable

PER TERMS OF NOTE

with interest thereon from date of note at the rate of thirteen 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, in O'Neal Township, lying on the North side of Barton's
Chapel Road containing four (4) acres, more or less, and having the following metes and
bounds;

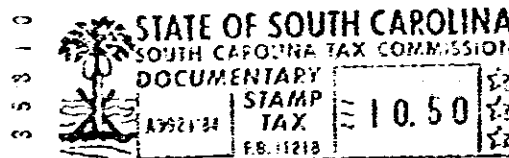
BEGINNING at a point on Barton's Chapel Road at L. Barnette's corner and running thence
N. 3-15 E. 959.7 feet to an iron pin; thence sti-l with Barnette's line S. 81-25 E. 178.7
feet to an iron pin; thence with A. B. Brown's line S. 3-00 W. 948 feet to a point in
road; thence N. 86-10 W. 185 feet to beginning corner.

ALSO:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South
Carolina and the county of Greenville, O'Neal Township, as shown on a plat entitled
"A.B. Brown Property" surveyed for Billy B. Brown by Lindsey and Associates, R.L.S.
on September 13, 1979, and having according to said plat the following metes and
bounds, to-wit:

BEGINNING at a point in Oneal Camp road and running thence within the road N. 86-10 W.
15 feet and running thence, N. 2-40 W. 948.0 feet to an iron pin; thence S. 81-25 E.
21.3 feet, thence S. 3-03 W. 946.1 feet to the point of beginning with iron pin set-back
at 18.1 feet and according to said plat containing .39 acres.

DERIVATION: Billy B. BROWN and PATRICIA ANN BROWN, Deed Book 1219 at page 800 on
August 17th, 1984.



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.