

FILED
GREENVILLE CO. S.C.

DEC 12 9 11 AM '84

DONNEN BANKERSLEY
R.M.B.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM R. BROWN, and Donna L. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest of Greenville, South Carolina,

(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 Thirteen Thousand and 00/100 -----

Dollars (\$ 13,000.00) due and payable

as per the terms of the said promissory note, provided that at the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever,

with interest thereon from Dec. 11, 1984 at the rate of fourteen per centum per annum, to be paid: 120 monthly payments of \$202.16 each beginning 1/15/85. (14%)

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:

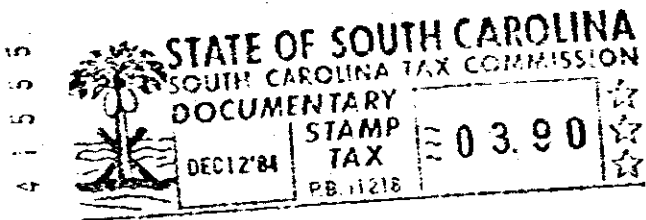
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville :

All that piece, parcel or lot of land situate, lying and being in Paris Mountain Township in Greenville County, South Carolina, on the southern side of Long Forest Drive and being the Western one-half of Lot No. 38 shown on a plat of the property of Nabors and Bridges recorded in the RMC office for Greenville County, in Plat Book 0, at Page 195, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the Southern side of Long Forest Drive and Old Buncombe Road and in the center of the front line of Lot No. 38; running thence through Lot No. 38, S 0-15 W 290.1 feet to a point in the center of the rear line of Lot No. 38; running thence with the rear line of Lot No. 38, S 67-43 W 81.4 feet to an iron pin in the center of the city right-of-way; running thence with the center of said right-of-way N 1-07 W 320.5 feet to an iron pin on the Southern side of Long Forest Drive; running thence with the said side of Long Forest Drive S 89-45 E 83.47 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of William Goldsmith Company, dated September 16, 1976, and recorded in Deed Book 1043 at Page 127 in the RMC Office for Greenville County.

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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.

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