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MORTGAGE OF REAL ESTATE BY A CORPORATION-Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenvery, Control of the CREFULL LED 800K 03 FM GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BY A CORPORATION STATE OF SOUTH CAROLINA TO ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE Brown Enterprises of S. C., Inc. . WHEREAS, a corporation chartered under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Tankersley, as Trustee (hereinalter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Two Thousand Three Hundred and No/100-Dollars (\$ 2,300.00 courses and distances, to-wit: 179 Porrie & Irkeles BEGINNING at a point on the edge of Cedar Creek Drive, joint front corner with Lot 195 and running thence with a new common line with said lot, S. 37-53 E. 150.6 feet to a point in the line with Lot 190; thence running with the common line with Lots 189 and 190, S. 57-11 W. 65.8 feet to a point, joint rear corner with Lot 197; thence running with the common line with Lot 197, N. 55-18 W. 142.8 feet to a point on the edge of Cedar Creek Drive, thence running with the edge of said Drive, 0.46-00 E. 93 feet to a point on the edge of said Drive; thence continuing with the edge of said Drive, N. 57-11 E. 15.9 feet to a point on the edge of said Drive, the point of Beginning. **18964** < The within property is the same property conveyed on the Nortgagor herein by that certain deed of L. H. Tankersley, as Trustee, of even date herewith and which said deed in being filed simultaneously with this instrument in the R.H.C. Office for Greenville County,

The within portgage is given to L. M. Tankers Ray, as Prustee under that certain deed of trust and trust agreement, both dated December 1972, and hoth of which are recorded in the R.M.C. Office for Greenville County, South Cerolina.

The Portgagee herein agrees by the acceptance of the victin mortgage that this nortgage is and shall at all times, be, and recain subject and subordinate to the lien of liers, of any existing of the existing portgage, or mortgages, placed from all, or a bortion of the evove-described property, in favor of South Caroling rederal Savings and Loan association, and it and shall continue to be subject in lien on any and all advances, charges and disbursements made pursuant to said mortgage, or mortgages, and all such advances, charges and disbursements may be made without further subordination or agreements.

Too be oth all and singular rights, members, here staments, 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 focever defend all and singular the said premises white the Mortgagor focever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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