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MORTGAGE OF REAL ESTATE BY A CORPORATION Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

70 1980 093

4:40 PM '79
DONNE TANKERSLEY
R.M.C.

WHEREAS, Brown Enterprises of S.C. Inc.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagee) is well and truly indebted unto I. H. Tankersley, as Trustee

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand Three Hundred and No/100-----Dollars \$2,300.00 due and payable September 1, 1979

and released, and by these presents does grant, bargain, sell and convey unto the Mortgagee the premises hereinafter described, together with all and singular rights and appurtenances thereto in any way incident or appertaining thereto, unto the Mortgagee, its heirs, successors and assigns forever.

ALL that certain piece, parcel or lot of land, with all improvements thereon hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot No. 199 of Sunny Acres Subdivision, Section Three, according to a plat prepared of said property by C. O. Riddle, Surveyor, on December 11, 1976, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 11, and to which said plat reference is hereby made for a more complete description thereof.

The within property is the same property conveyed by the mortgagee herein by the deed of L. H. Tankersley, as Trustee, of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.

The within mortgage is given to I. H. Tankersley, as Trustee, under the deed of trust and trust agreement, both dated December 4, 1977, and both of which are recorded in the R.M.C. Office for Greenville County, South Carolina.

The mortgagee herein agrees by the acceptance of the within mortgage that this mortgage is and shall, at all times, be, and remain subject and subordinate to the lien, or liens, of any existing, or hereafter existing mortgage or mortgages, filed upon all, or a portion of the above described property, in favor of Carolina Federal Savings and Loan Association and is and shall continue to be subordinate in lien to all advances, charges and disbursements made pursuant to said mortgage, or mortgages, and all such advances, charges and disbursements made without further subordination or agreements.

MAY 8 1980 32703

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CORP. RECORDS
CO. S. C.
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I. H. TANKERSLEY
R.M.C.

[Handwritten signatures and notes]
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[Handwritten signature]
WILLIAMS & HENRY, ATTORNEYS AT LAW

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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