

MORTGAGE OF REAL ESTATE

RECORDED IN THE OFFICE OF THE CLERK OF COURT, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John C. Dunson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto T. Walter Brashier

(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

Nineteen Thousand and No/100----- DOLLARS (\$ 19,000.00 ),

with interest thereon from date at the rate of 7-1/2 per centum per annum, said principal and interest to be repaid: \$6,000.00 on or before August 15, 1974; \$6,000.00 on or before August 15, 1975; \$7,000.00 on or before August 15, 1976

Mortgagor shall have the right to prepay all or any part of this mortgage without penalty, and to assign said mortgage in the event of resale.

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:

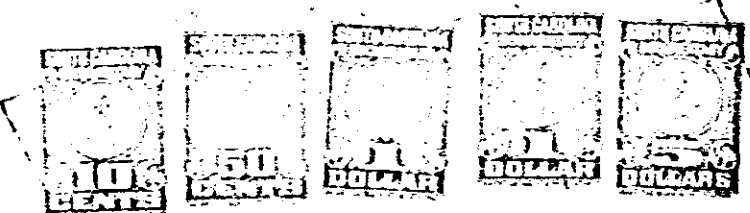
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, located on the Southern side of Roper Mountain Road and having according to plat entitled "Property of Taylor Plumbing Company, Inc." dated June 24, 1967, prepared by Jones Engineering Company, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Roper Mountain Road and running thence with property now or formerly of Smith, S. 31-50 E. 204 feet to an iron pin passing over iron pin 27 feet from center of Roper Mountain Road on line; thence S. 58-33 W. 200.3 feet to an iron pin; thence S. 32-17 E. 195 feet to an iron pin; thence N. 66-46 E. 506.7 feet to an iron pin; thence N. 5-43 E. 393.6 feet to a nail and cap in center of Roper Mountain Road passing over iron pin 25 feet back on line; thence with center line of Roper Mountain Road, S. 74-52 W. 565.3 feet to the point of beginning.

This property is the same conveyed to the mortgagor by deed of T. Walter Brashier to be recorded herewith.

This mortgage is second and junior in lien to that mortgage this date assumed by the mortgagor recorded in Mortgage Book 1266 at Page 101, in the RMC Office for Greenville County.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

RECORDED

4328 (W-2)