MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SARA WALTERS BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted un to JAKE PAYNE AND GRACE MCDANIEL PAYNE

(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

TWENTY THOUSAND AND NO/100 ----- Dollars & 20,000.00 due and payable

in four equal annual installments of Five Thousand and no/100 (\$5,000.00) Dollars each, with the first payment of principal being due on 1976, and the successive three payments of principal being due on a like date in each of the three years thereafter until paid in full.

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 texts, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaic 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, Austin Township, being known and designated as Tract No. 2 on a plat of the property of H. B. Cooper, near Simpsonville, S. C. and containing 9.06 acres more or less, said plat being made August, 1957, by C. O. Riddle, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 417, joint front corner with Lot No. 3 as shown on said plat, and running thence with the joint line of said Lot No. 3 N. 55-35 W. 1320.1 feet to an iron pin, back joint corner with said Lot No. 3; thence S. 31-01 W., 299.2 feet to an iron pin, back joint corner with Lot No. 1 as shown on said plat; thence with the joint line of said Lot No. 1 S. 55-35 E., 1319.1 feet to a point in the center of said S. C. Highway No. 417; thence with the center of said Highway 290.5 feet to the point of beginning.

ALSO, all that pice, parcel or tract of land situate, lying and being in the County and state aforesaid, in Austin Township, being known and designated as a portion of Lot No. 1 on a plat of property of H. B. Cooper near Simpsonville, S. C., said plat being made in August, 1957, by C. O. Riddle, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 417, joint front corner of Lot No. 2 on said plat and running thence with the joint line of said lots N. 55-35 W. 1319.1 feet to an iron pin; thence S. 31-01 W. 199.8 feet to an iron pin; thence S. 24-09 E. 436.0 feet to an iron pin; thence S. 62-41 E. 544.1 feet to a point; thence N. 30-33 E. 210 feet to a point; thence S. 62-41 E. 420 feet to a point in the center of said Highway 417; thence with the center of said Highway 417 N. 30-33 E. 99.2 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed to be recorded of even date herewith.

This is a Purchase Money Mortgage.

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 coverants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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