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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES C. BROWNING, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JOEL P. JENKINS

(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 Ten Thousand

----- Dollars (\$ 10,000.00) due and payable
in equal monthly installments of One Hundred (\$100.00) Dollars to be applied
first to interest, the remainder to principal,

with interest thereon from Jan. 10, 1976 at the rate of 8 1/2 % per centum per annum, to be paid: Monthly

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, in Grove Township, and having the following metes and bounds, to wit:

BEGINNING at point in Old Augusta Road 169.7 feet northeasterly from line of property of I. E. McDavid and running thence N. 62-30 W. 583.7 feet to a stake in ditch; thence northeasterly with ditch 356.1 feet to a stake in said ditch; thence S. 59-0 E. 510 feet to a point in Old Augusta Road; thence with said road S. 40-30 W. 156.5 feet to the point of beginning, containing 3.2 acres, more or less, and being a portion of land conveyed to John Henry Jenkins by Josie J. West, Margaret L. Hemphill, William E. Jenkins, John H. Jenkins, Jr., and Joel P. Jenkins by deed recorded in Deed Book 302 at Page 310 in the R. M. C. Office for Greenville County.

This is the property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 345 at Page 233.



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 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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