

MORTGAGE OF REAL ESTATE -

80-1520 PAGE 140

STATE OF SOUTH CAROLINA } FILED
 COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
 DEC 1 2 28 PM 1980 L WHOM THESE PRESENTS MAY CONCERN:
 DONNIE LANNERSLEY
 R.M.C.

WHEREAS, I, RUTH BOTZIS,
 (hereinafter referred to as Mortgagor) is well and truly indebted unto BROOKS INVESTMENTS, a Partnership,
 (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 TWELVE THOUSAND FIVE HUNDRED AND NO/100-----
 ----- Dollars (\$ 12,500.00) due and payable
 on or before April 1, 1981,

with interest thereon from date at the rate of 14% per centum per annum, to be paid: at maturity

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 the City of Greenville, on the eastern side
 of Ridge Drive (now Byrd Boulevard) and being shown as Lots Nos. 204, 205,
 206 and 207 on plat of Marshall Forest, made by Dalton & Neves, Engrs.
 October, 1928, recorded in the RMC Office for Greenville County in Plat
 Book H, at pages 133 and 134.

This being the same property conveyed to the Mortgagor herein by deed
 of Brooks Investments, a Partnership of even date and recorded simultaneously
 with this mortgage.

This is a second mortgage and is junior to one executed to Trac, Inc.
 recorded on July 6, 1979 in Mtg. Book 1472, page 692, RMC Office for
 Greenville County.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP
 \$ 05.00

GCTO --- 1 DEC 80 507

4.0001

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 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 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.

4328 RV-23