

GREENVILLE CO. S. C.

BOOK 1491 PAGE 145

MORTGAGE OF REAL ESTATE IN GREENVILLE COUNTY, S. C. Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY }
COUNTY OF GREENVILLE } R.M.C. }

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

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 L. H. Tankersley, as Trustee

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of this date hereunto, the terms of which are incorporated herein by reference, in the sum of Sixteen Thousand One Hundred Twenty Five and No/100

Dollars (\$ 16,125.00) due and payable

June 12, 1980

with interest thereon from date at the rate of 12% per centum per annum, to be paid:

at maturity

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagee in and to wit the sealing and delivery of these presents, the Mortgagee has granted, acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

~~ALL THOSE CERTAIN PARCELS OF REAL ESTATE...~~

ALL those certain pieces, parcels or lots and, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lots Nos. 168, 169, 176 and 207 of Sunny Slopes Subdivision, Section 1, according to a plat prepared of said property by C. O. Riddle, Surveyor, November 11, 1978 and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-M, at Page 11, and to which said plat reference is craved for a more complete description thereof.

The within property is the same property conveyed to the Mortgagee herein by that certain deed of L. H. Tankersley, as Trustee, dated herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina. (See Deed Book 963, at Page 46 and Deed Book 963, at Page 47.)

The within mortgage is given to L. H. Tankersley, as Trustee, under that certain deed of trust and trust agreement, dated December 6, 1972, and both of which are recorded in the R.M.C. Office for Greenville County, South Carolina.

The mortgagee herein agrees that he will release from the lien of the within mortgage any of the aforesaid parcels of real estate upon the payment to him of the sum of Four Thousand Three Hundred and No/100 (\$4,300.00) Dollars.

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GREENVILLE CO. S. C.
DONNIE S. TANKERSLEY
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Witnesses
Charles D. Powell

Together with all and singular appurtenances, 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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