



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

Brown, Inc., a corporation with its principal place of business in Greenville, S. C.,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Eight Thousand, One Hundred and No/100 - - - - -

(\$ 8,100.00 ) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note,

(the terms of which are incorporated herein by reference) to be repaid in installments of Eighty-One and No/100 - - - - - (\$ 81.00 ) Dollars

upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal. The last payment on this mortgage, if not sooner paid, will be due and payable 11-7/12 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 41 of a subdivision known as Oak Crest, Section I, as shown on plat thereof prepared by C. C. Jones & Associates, Engineers, January, 1955 and recorded in the R. M. C. office for Greenville County in Plat Book GG, pages 130 and 131, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Templewood Drive, the joint front corner of Lots 40 and 41, and running thence along the joint line of said lots, S. 86-55 W. 110 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence along the joint line of said lots, S. 9-34 E. 151.2 feet to an iron pin on the northeastern side of McClain Avenue; thence along the curvature of McClain Avenue as it intersects with Templewood Drive, the chord of which is N. 71-21 E. 36.6 feet to an iron pin on the northwestern side of Templewood Drive; thence along the northwestern side of Templewood Drive, N. 28-36 E. 75 feet to an iron pin; thence continuing along the northwestern side of Templewood Drive, following the curvature thereof, the chord of which is N. 10-15 E. 78.8 feet to an iron pin, the beginning corner; being a portion of the property conveyed to mortgagor corporation by George F. Townes, individually and as trustee by deed recorded in the R. M. C. office for Greenville County in Vol. 517, at page 25."