

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE CO. S. C.
MAR 31 10 18 AM 1962

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Grover C. Brown and Mildred W. Brown

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

(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 **Seven Thousand and no/100**

Dollars (\$ **7,000.00**) due and payable

Six Hundred (\$600.00) Dollars semi-annually, the entire amount due on or before two (2) years from date, payments to apply first to interest and balance to principal.

Mortgagors reserve the right of anticipating the entire amount or any part thereof at any time without penalty.

with interest thereon from date at the rate of **six (6%)** per centum per annum, to be paid **semi-annually**

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, this 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:

those pieces, parcels or lots of land
"ALL (the 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 Town of Travelers Rest, being shown as Lots Nos. 4, 5 and 7 on plat of property of J.H. Roe, plat of which is recorded in Plat Book G, Page 234, and according to a more recent survey made by J.C. Hill, recorded in Plat Book _____ at Page _____, having the following metes and bounds, to-wit:

BEGINNING at a point on the southwesterly side of Main Street, which point is the joint front corner of Lots 5 and 6, and which point is also the dividing line of the walls of the brick buildings on said lots, and running thence with Main Street, N. 28-25 E. 43.45 feet to the joint front corner of Lots 3 and 4, and also the dividing line of the walls of the brick buildings on said lots; thence by a line dividing said walls, S. 61-35 W. 65.5 feet to an iron pin; thence S. 28-25 E. 6.5 feet to an iron pin; thence S. 61-35 W. 34 feet; thence S. 48-20 E. 87.4 feet to a point in McElhanev Road; thence with McElhanev Road, N. 41-40 E. 22 feet; thence N. 48-20 W. 39.8 feet to the joint rear corner of Lots 5 and 6; thence with the line of said lots, which is also the dividing line of the walls of the buildings on said lots, N. 61-35 E. 60 feet to the point of beginning, and being the same property conveyed to mortgagors herein by mortgagee herein by deed to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

*Paid & Satisfied
in full
Homer Styles
March 27 1962*