

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 16 3 20 PM 1962
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James W. Brown and Georgia B. Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Fund, a Corporation,

(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 -----

Thirty One Hundred Thirty and 80/100----- Dollars (\$ 3130.80) due and payable

\$52.18 on the 15th day of December, 1962 and \$52.18 payable on the 15th day of each month thereafter until the balance is paid in full,

with interest thereon from ~~one~~ maturity at the rate of seven 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

All that piece, parcel or lot of land lying on the northeastern corner of the intersection of Base Hospital Road with Pisgah Drive near the City of Greenville being shown as Lot No. 7, Block C, on a Plat of Paris Heights Subdivision, Section 1, prepared by Piedmont Engineering Service, dated June 23, 1950 recorded in the R. M. C. Office for Greenville County in Plat Book "Z", at Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pisgah Drive at front corner of Lot 6, and running thence with the line of said lot 6 N. 17-30 W. 170 feet to an iron pin in the line of Lot 5; thence with line of Lot 5, S. 72-30 W. 129.9 feet to an iron pin on the eastern side of Base Hospital Road; thence with the eastern side of said Road S. 14-02 E. 95.2 feet to an iron pin; thence with the curve of the intersection of Base Hospital Road with Pisgah Drive, the chord of which is S. 60-46 E. 34.3 feet to an iron pin on the northern side of Pisgah Drive; thence with the northern side of said Drive N. 72-30 E. 117.1 feet to the point of beginning.

The above is the same property conveyed to us by David G. Traxler by his deed dated Octobdr 15, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 586, Page 85.

Together with all and singular rights, members, herditaments, 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.