

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 14 3 51 PM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURT

WHEREAS, I, C. F. BRASINGTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DAN JOYNER

(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 --Four Thousand One Hundred Fifty and No/100--

Dollars (\$4,150.00) due and payable \$50.00 on the 12th day of each month, commencing April 12, 1968, payments to be applied first to interest balance to principal, balance due five (5) years after date, with privilege to anticipate payment of part or all of the balance at any time,

with interest thereon from date 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 Greenville, in Butler Township, containing 3.1 acres, more or less, and being known and designated as the eastern one-half of Lot 12 as shown on plat of Rolling Green Real Estate Co. recorded in the RMC Office for Greenville County in Plat Book "XX", page 33, and being more particularly described according to a plat of survey by Wilson Land Surveying Company dated March 1, 1968.

Beginning at an iron pin on the south side of Rolling Green Circle at the joint corner of Lots 11 and 12 and running thence along the line of Lot 11, S. 13-00 E. 498.0 feet to an iron pin on the right-of-way of U. S. Highway #1-85; thence along said right-of-way, S. 64-00 W. 245.0 feet to an iron pin; thence N. 43 W. 13 feet to an iron pin on Rocky Creek; thence a new line through Lot 12, N. 13-31 W. 613.0 feet to an iron pin on the southern side of Rolling Green Circle; thence along Rolling Green Circle and following the cruvature thereof, the chord being S. 83-00 E., 245.0 feet to the beginning corner.

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For value received, I do hereby assign, transfer and set over to Southern Bank and Trust Company, its successors and assigns, the within mortgage and the note which it secures this 14th day of March, 1968.

Witness:

*James D. Mann*  
*J. Wesley Brown*

*C. Dan Joyner*

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.

*See page 401 for satisfaction*