

MORTGAGE OF REAL ESTATE—Office of Loya, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CORRECTIVE
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dewey Michael Bracken

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto

J. Jack Bracken

(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

Twenty-Five Thousand and No/100----- DOLLARS (\$ 25,000.00)

with interest thereon from date at the rate of **4** per centum per annum, ~~and interest on the~~ said interest on the within-described mortgage to be computed and paid annually on April 30, 1973, and April 30, 1974; the remaining balance of said mortgage to be repaid in annual payments of \$2,220.00 to be first applied to interest and then to principal, the first payment being due April 30, 1973, and a like payment of \$2,220.00 each and every year thereafter until said mortgage is paid in full, the maturity date of said mortgage being April 30, 1987.

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, on the North side of a road being bound on the North by lands of Bracken, on the West by lands now or formerly of Garrison and on the East by lands now or formerly of Garrett, containing five (5) acres, more or less, according to a survey by John C. Smith and J. Coke Smith, dated May 18, 1950, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on a road at the corner of lands now or formerly of Garrison and running thence along lands now or formerly of Garrison, N. 52-50 E. 6.80 chains to an iron pin; thence along lines of other lands of Bracken, S. 65-40 E. 5.95 chains to an iron pin; thence along line of Garrett, S. 46-10 W. 8.47 chains to an iron pin on road; thence along said road, N. 50-15 W. 3.00 chains; thence continuing along said road, N. 43-45 W. 3.35 chains to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.