

MORTGAGE OF REAL ESTATE—Offices of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

BOOK 1285 PAGE 139

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 19 4 59 PM '73

WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, WILLIAM R. BREWER and MILDRED H. BREWER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. MORGAN

(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

Fourteen Thousand Four Hundred Fifty-----Dollars (\$ 14,450.00) due and payable \$106.41 on the first day of August, 1973 and a like amount on the first day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and balance to principal with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly.

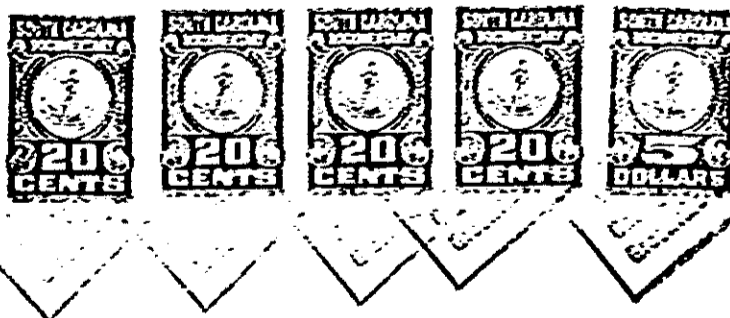
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the northern side of Piedmont Avenue at intersection with Williams Avenue, and being known and designated as Lot #2 according to a plat of the property of Albert Pearson dated September 13, 1963, by C. O. Riddle and recorded in the RMC Office for Greenville County in Plat Book EEE at page 37, and according to said plat having the following metes and bounds:

Beginning at an iron pin at intersection of Piedmont Avenue and Williams Avenue and running thence along northern side of Piedmont Avenue N. 57-58 W. 93.6 feet to an iron pin; thence running along the line of Lots #1 & #2, N. 20-11 E. 99.9 feet to an iron pin; thence running N. 3-52 E. 128.3 feet to an iron pin; thence running S. 86-00 E. 55 feet to a point on western side of Williams Avenue; thence running along the western side of Williams Avenue S. 4-0 W. 268.2 feet to the point of beginning.

The mortgagor agrees that the rate of interest stated in the note may be increased by the mortgagee to the maximum rate per annum permitted to be charged from time to time by applicable South Carolina law. Any increase in the interest rate herein set forth shall take effect thirty (30) days after written notice to the mortgagor.



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 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.

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