

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Roy V. Brannon,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth E. Brannon,

(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 Two Thousand

Dollars (\$ 2,000.00) due and payable

in monthly installments of Twenty-Three Dollars and Twenty-Three (\$23.23) Cents each, commencing May 15th, 1974, and on the 15th day of each and every month thereafter, until paid in full, with the right to anticipate payment, in any amount, at any time, without penalty or notice,

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, Chick Springs Township, being known and designated as Lot No. 54 of a subdivision known as Brookwood Forest, Section II, as shown on plat of a portion of said subdivision prepared by Webb Surveying and Mapping Company, November 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "BBB, at page 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Winger-green Lane at the joint front corner of Lots Nos. 53 and 54, said pin being also in the center of a 50 foot right-of-way granted to the City of Greenville for a water main and running thence along the Western side of Wintergreen Lane, N. 26-21 E. 159.4 feet to an iron pin at the joint rear corner of Lot 55; thence along the line of that lot, N. 61-27 W. 150 feet to an iron pin on the Eastern side of Rutherford Road; thence along the Eastern side of Rutherford Road, S. 27-01 W. 100 feet to an iron pin; thence continuing along the Eastern side of Rutherford Road S. 25-23 W. 47.5 feet to an iron pin at the rear corner of Lot No. 53; thence along the line of that lot, following the center of said water main right-of-way, S. 56-51 E. 151.7 feet to the beginning corner.



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.

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