

MORTGAGE OF REAL ESTATE

Rt 6 Algonquin Trail
Greenville, S.C. 29607

BOOK 1577 PAGE 74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN
S.C.

PH '82

WHEREAS, Louise M. Reeves ERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Conelious B. Brown

(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 Fifteen Thousand Seven Hundred and No/100----- Dollars (\$ 15,700.00) due and payable

according to the terms of that certain note of even date

with interest thereon from date at the rate of 10% simple interest to be paid:

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

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Woodruff Road at the corner of Walter Simister, Jr., lands and running thence along the line of Simister property S. 31-10 E. 150 feet to a stake; thence S. 64-45 W. along the line parallel with Woodruff Road 80 feet to a stake; thence N. 31-10 W. 150 feet to a stake on the south side of Woodruff Road; thence along Woodruff Road N. 64-45 E. 80 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by Deed of Conelious B. Brown of even date to be recorded herewith in the R.M.C. Office for Greenville County.

Principal and accrued interest may be prepaid without penalty.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
08.28
4.2001
1355

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.

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