

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

871 Page 365

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John Earl Styles,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grady W. 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

Two Thousand (\$2,000.00) Dollars (\$) due and payable

in successive semi-annual instalments, first five (5) instalments to be in the sum of Three Hundred Sixty (\$360.00) Dollars each, and a sixth instalment in the sum of Two Hundred (\$200.00) Dollars, first instalment due and payable six (6) months after date hereof, and an instalment each six (6) months thereafter until principal sum is paid in full,

with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-annually

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 as-

"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, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on a Settlement Road, on line of Tract No. 1 of Simmons Realty Company, and running thence S. 52 1/2 E. 13.69 chains to an iron pin near branch; thence S. 10 & 3/4 W. 5.90 chains to a stone on line of Brown's line; thence with Brown's line S. 66 W. 5.70 chains to a stone; thence N. 25 & 3/4 W. 13.11 chains to an iron pin on Settlement Road, post Oak witness; thence along said Settlement Road N. 16 E. 4.60 chains to the beginning corner, and containing 10 and 1/5 acres, more or less, and being the same property that was conveyed to me by deed of Luther Bruce and others under date of December 29, 1945, and recorded in the R.M.C. Office for Greenville County in Deed Book 284 at page 375.

The above described property is clear of all liens and encumbrances, Except: one mortgage executed by me to W.A. Smith, December 29, 1945, and recorded in the R.M.C. Office aforesaid in Mortgage Book 340 at page 185, and which is being satisfied in full simultaneously with the execution of this mortgage.

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, his 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.

*Paid and satisfied this the 27th day of October 1970.
Grady W. Brown
Witness W. W. Wilkins*

SATISFIED AND FILED OF RECORD
30 DAY OF Oct. 1970
Ellie Feenworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:08 O'CLOCK A. M. NO 10363

5 in Deed Book 284 at page 375. See Deed Book 728 Page 30 Deed to Tom & Eugene