

JAN 18 4 33 PM 1962
F.C.S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jimmie A. Brown and Guynell A. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. W. Fleming and Wilton C. Fleming

(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 nineteen hundred dollars

Dollars (\$1900.00) due and payable

at the rate of \$50.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due February 15, 1962, and the remaining payments to be due on the 15th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of six 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, and on the Fairview Road and being more fully described as follows according to plat of Property of T. W. and Wilton C. Fleming prepared by C. O. Riddle Surveyor, January 11, 1962; and recorded in the R. M. C. Office for Greenville County in Plat Book 22 at page 153.

BEGINNING at an iron pin at the intersection of Fairview Road with a street which has not been opened, and running thence S. 68-04 E. 78.4 feet to an iron pin in Fairview Road; thence continuing along Fairview Road, S. 56-28 E. 147 feet to an iron pin; thence S. 21-23 W. 306.2 feet to an iron pin on line of property of Sleepy Hollow; thence along said line N. 78-01 W. 16.6 feet to an iron pin; thence continuing along said line N. 78-01 W. 123.1 feet to an iron pin on said road which is not opened; thence along said road N. 8-16 E. 370.6 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.

Paid in Full Date

T. W. Fleming

Wilton C. Fleming

Wit: Daisy J. Roach

Rita J. Roach

SEARCHED AND CANCELLED OF RECORD
10 July 1962
Allis L. Howard
S. C. FOR THE REC'D
3:02 PM. NO. 1459