STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE 115 1332 MIE 613

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William M. Brooks

(hereinafter referred to as Mortgagor) is well and truly indebied unto Jean O. Bailey

(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 Twenty-two Thousand Five Hundred and no/100-----

in three (3) equal annual installments of Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars plus interest at a rate of eight percent (8%) on the unpaid balance, the first payment being due on February 4, 1976.

"Mortgagor reserves the right of anticipation without penalty."

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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, in the City of Green, on the west side of Middleton Drive (New Street), and being more clearly shown and delineated on a plat thereof bearing legend "Property of E. C. Bailey, Greenville County, Greer, South CArolina" dated April, 1972, by Dalton & Neves Company Surveyors, and measuring and containing and butting and bounding as follows, to-wit: Beginning at an iron pin on western right-of-way of Middleton Drive (New Road) at the joint corner of Gulf Oil Corp. property, (which iron pin in 180 feet from the southwest intersection of Wade Hampton Boulevard, U. S. Hwy. 29, thence along right-of-way of Middleton Drive S. 25-59 E. 100 feet to an iron pin, thence along Investments Diversified Limited property S. 67-41 W. 200 feet to an iron pin, thence N. 25-54 W. 100 feet to an iron pin, joint rear corner of Gulf Oil Corp. property, thence along line of Culf Oil Corp. property N. 67-41 E. 200.14 feet to the beginning corner, containing 19,960 Sq. Ft. or 0.458 Acres according to a plat entitled Property of E. C. Bailey, Greenville County, Greer, South Carolina, prepared by Dalton & Neves Co., Engineers dated April, 1972, aforesaid.



Together with all and singular rights, members, herditaments, 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 thereform, 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 hercinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

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