

GREENVILLE S.C.
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OFFICE OF THE CLERK OF COURT
R.R.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CARL D. BRANNON AND RUBY S. BRANNON

(hereinafter referred to as Mortgagor) is well and truly indebted unto NANCY S. SCRUGGS

(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 **EIGHT THOUSAND SEVEN HUNDRED NINETY EIGHT AND 14/100THS** Dollars (\$ 8,798.14) due and payable

on or before six (6) months from date;

with interest thereon from date at the rate of **Eight** per centum per annum, to be paid: **at maturity; if paid within ninety (90) days, interest free.**
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**, near the City of Greenville, and being known as Lot No. 54 on a plat of Section C, Green Forest, recorded in the R. M. C. Office for Greenville County in Plat Book KK, at page 87, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pinnacle Drive and running thence N 9-25 W 100 feet to an iron pin; thence N 80-35 E 229.2 feet to an iron pin; thence S 0-21 W 101.5 feet to an iron pin; thence S 80-35 W 212 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of **ANDERSON**, and being known and designated as Tract No. 1, containing 2.11 acres according to that certain plat prepared by John C. Smith, Surveyor, dated June, 1973, which is of record in the Office of the Clerk of Court for Anderson County in Plat Book 78, at page 501, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Powdersville Road, which point is corner with property of Fred Scruggs; thence along Powdersville Road as follows: S29-33 E 334.5 feet; S 37-55 E 150 feet; S 41-40 E 70.6 feet to an iron pin in center of road, which point is corner with property of T. W. Cely Estate; thence leaving road and running along line of property of T. W. Cely Estate, N 64-59 W 668.4 feet to an iron pin; thence along line of property of Fred Scruggs N 57-38 E 349.8 feet to the point of beginning and being bounded on the northwest by property of Fred Scruggs; bounded on the northeast by Powdersville Road; bounded on the South by T. W. Cely Estate.



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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