

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: MICHAEL B. BROWN AND LYNN ADAMS BROWN,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty-Five Thousand and No/100----- DOLLARS

(\$ 35,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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.

<sup>76</sup> "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,

<sup>002</sup> All that tract of land in Greenville County, State of South Carolina, on the western side of Piney Mountain Road, near the City of Greenville, being a portion of Tracts 12, 13, and 14 as shown on a plat of Clairmont Ridge, Inc. recorded in Plat Book H at page 182 and according to a survey made by Dalton & Neves in June, 1964, is described as follows:

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<sup>0</sup>  
<sup>AN</sup> BEGINNING at an iron pin on the western side of Piney Mountain Road at the corner of Tracts 13 and 14 and running thence with the western side of Piney Mountain Road, S. 4-25 W. 100 feet, S. 1-50 E. 145 feet, S. 2-30 E. 100 feet, and S. 15-00 E. 55 feet to an iron pin at the corner of property now or formerly of Daniel Hunter Wallace, Jr.; thence with the line of said property, S. 50-12 W. 553 feet to an iron pin at a hickory tree in line of property now or formerly of Eugene E. Stone, III; thence with the line of said property N. 35-20 W. 390 feet to an iron pin at corner of property now or formerly of Virginia C. Summey; thence with line of property now or formerly of Virginia C. Summey and now or formerly of J. E. Gilliam, N. 84-16 E. 146.8 feet to an iron pin; thence continuing with the line of property now or formerly of J. E. Gilliam and now or formerly of George C. Ridenhour, N. 41-56 E. 361.5 feet to an iron pin; thence continuing with the Ridenhour property N. 44-51 E. 142 feet, N. 64-54 E. 51.3 feet, and N. 72-10 E. 102.5 feet to the beginning corner.

BEING the same property conveyed to the Mortgagors herein by deed of James Benjamin Adams, Jr., individually and as Administrator of the Estate of J. B. Adams, Sr., said deed being dated of even date.

DOCUMENTARY  
14.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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