

MORTGAGE OF REAL ESTATE--Office of Love, Thompson, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES AUTEN

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

WHEREAS, the Mortgagor is well and truly indebted unto ROBERT A. BROOKS, JR., DAVID W. BROOKS, AND JESSE E. BROOKS, (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 - -TWELVE THOUSAND SEVEN

HUNDRED TWENTY AND NO/100- - - - - DOLLARS (\$12,720.00--), with interest thereon from date at the rate of eleven per centum per annum, said principal and interest to be repaid: TWO HUNDRED AND NO/100 (\$200.00) DOLLARS per month, including principal and interest computed at the rate of eleven (11%) per cent per annum on the unpaid balance, the first payment being due October 15, 1983, and a like payment being due on the fifteenth day of each month thereafter for a total of ninety-six (96) months- - -

RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA
28703 P.M. 5/21/83
Charles Auten

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, on the westerly side of East Lakeshore Drive, being shown as Lots Nos. 202 and 203 on a plat of Lake Lanier Development Subdivision dated June 20, 1925, prepared by George Kershaw, Civil Engineer, recorded in Plat Book G at page 25 in the R.M.C. Office for Greenville County, reference being made to said plat for a more complete description.

This being the same property conveyed to mortgagor by deed of mortgagees dated September 15, 1983, and recorded September 29, 1983, in Deed Book 1197 at page 306, R.M.C. Office for Greenville County.

ALSO: All that lot of land, together with improvements thereon, situate on the western side of East Lakeshore Drive, in the County of Greenville, State of South Carolina, being shown as an unnumbered lot on a plat of the property of A. H. Powers dated August 22, 1960, prepared by J. Q. Bruce, Surveyor, recorded in Plat Book WW at page 168, in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Lakeshore Drive, which iron pin is S. 62-45 W. 46.2 feet from a one and one-half inch capped pipe at the joint corner of Lot 58 and Lot 59, and running thence with property now or formerly belonging to C. Newman, N. 83-33 W. 16 feet to an iron pin; thence N. 11-20 E. 30 feet to an iron pin; thence S. 83-40 E. 13.2 feet to an iron pin on East Lakeshore Drive; thence with said drive S. 6-30 W. 30 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed of Evelyn B. Brooks recorded September 29, 1983, in Deed Book 1197 at page 307, R.M.C. Office for Greenville County.

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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