

FILED
GREENVILLE CO. S.C.
MAR 15 4 40 PM 1961

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GARRETT R. BROWN, AND
BETTY F. 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) 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 Ten Thousand and No/100 -----

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred and Eleven and No/100 ----- Dollars (\$ 111.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

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 purpose, 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.

"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 southern side of North Franklin Road near the City of Greenville, and according to a survey made by C. O. Riddle on January 17, 1961, is described as follows:

BEGINNING at an iron pin on the southern side of North Franklin Road 150 feet east from Old Buncombe Road at the corner of property of Greenville Petroleum Company and running thence with the southern side of said road S. 79-18 E. 83.5 feet to an iron pin; thence S. 3-00 E. 110.3 feet to an iron pin; thence S. 88-38 W. 80.3 feet to an iron pin; thence N.3-21 E. 127.9 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 667, Page 114.

ALSO: All that certain piece, parcel or lot of land in the county and state aforesaid, in Paris Mountain Township, being known and designated as Lots Nos. 75, 76, 77 and 78, of Casa Loma Estates as shown on plat recorded in Plat Book S, Page 65, and being located on the eastern side of Rhonda Court (formerly known as Marshall Court), and having the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern side of said court corner of Lot 74; thence with the line of said lot N. 77-40 E. 120 feet to a stake; thence S. 51-40 E. 129 feet to a stake in rear line of Lot 76; thence S. 19-34 E. 160 feet to a stake in rear line of Lot 79; thence with the line of said lot S. 66-58 W. 134.9 feet to said court; thence with said court N. 73-31 W. 71.3 feet; thence with said court N. 41-54 W. 54.8 feet; thence with said court N. 20-20 W. 177.5 feet to the beginning. See deeds recorded in Deed Book 417, Page 440, Deed Book 463, Page 416, and Deed Book 599, Page 162.

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.

PAID AND SATISFIED IN FULL
THIS 13 DAY OF July 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Elizabeth McCall
Secretary-Treas.

WITNESSES
Vivian Kelly
M. D. Faulkner, Jr.

SATISFIED AND CANCELLED OF RECORD
14 DAY OF July 1961
Ollie Zambrano
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:27 O'CLOCK A. M. NO. 16145