

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 4 8 25 AM 1962

MORTGAGE OF REAL ESTATE

OLLIE F. W. WARRIOR
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Audrey G. Scandrett and Dorothy M. Scandrett,

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. M. Brown, his Heirs and Assigns forever:

(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

One Thousand Twenty Five and No/100-----Dollars (\$ 1,025.00) due and payable

two years after date or when any of the real estate described in the within mortgage is sold, whichever is earlier,

with interest thereon from date at the rate of six per centum per annum, to be paid annually

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

All that piece, parcel or lot of land, with improvements thereon, situate in Greenville County, State of South Carolina, known and designated as Lot No. 262 and a part of Lot No. 261, Section B, according to a plat entitled Woodfields Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book "Z", Page 121 and having, according to a more recent plat prepared by W. J. and C. O. Riddle dated December 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Foxhall Road, joint front corner of Lots Nos. 262 and 261, and running thence N: 73-18 E. 50 feet; thence S. 56-11 E. 33.6 feet; thence S. 10-24 E. 243.8 feet; thence N. 73-02 W. 162.5 feet; thence through Lot No. 261, N. 00-13 W. 197.1 feet; thence S. 89-34 E. 36.3 feet to the beginning corner.

The above described property is the same conveyed to us by George P. Hoffman, Jr. by deed dated December 16, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 689, Page 92.

ALSO: All that piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in Greenville County, State of South Carolina, at the northwestern corner of the intersection of Fairmont Avenue and Fairfield Road and being known and designated as Lot 37 on a plat of Extension of Brookforest made by Jones & Sutherland, Engineers, September 11, 1959 and recorded in the R. M. C. Office for Greenville County in Plat Book "OO", at Page 334, reference to which plat is hereby made for a more particular description thereof.

The above described property is the same conveyed to us by Donald E. Baltz by his deed dated February 19, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 645, Page 7.

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.