

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

894 Plat 363

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. Jewel E. Brooks,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

John A. Few

(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

Five Thousand, Nine Hundred and no/100 Dollars (\$ 5,900.00 ) due and payable

One Year after date hereof

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 said 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, in Bates Township, in Marietta, being known and designate d as lot No. 43 and a portion of lots Nos. 42 and 41 of Block 41 of the Cleveland property as shown on plat recorded in Plat Book BB at pages 62 - 63, and according to said plat having the following metes and bounds, to wit:

BEGINNING at a stake on the west side of U. S. Highway #276, the Geer Highway, front corner of lots Nos. 43 and 42, and running thence with the line of said lots N. 67-40 W. 150 feet to a stake; thence S. 22-28 W. 25 feet to a stake at rear corner of lot No. 43; thence with the line of said lot S. 67-40 E. 45 feet to a stake; thence S. 22-28 W. 64.6 feet to a stake on Elliott Street; thence with said street S. 67-40 E. 20 feet to a stake; thence N. 22-28 E. 39.6 feet to a stake in dividing line between lots Nos. 41 and 42; thence with the line of said lots S. 67-40 E. 40 feet to a stake on said highway; thence with said highway N. 22-28 E. 50 feet to the beginning corner.

The lien of this mortgage is secondary to that of the mortgage given by the mortgagor herein to the First Federal Savings and Loan Association, in the original sum of \$6,700.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 736 at page 545.

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.