

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 19 12 41 PM 1968

BOOK 1086 PAGE 625

MORTGAGE OF REAL ESTATE

OLLIE BROWN WORTH  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. E. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto Poinsett Home Builders, Inc.

(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

FOUR HUNDRED TEN AND 00/100----- Dollars (\$ 410.00 . ) due and payable \$100.00 on the first day of each month commencing February 1, 1968; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of part or all of the balance at any time,

with interest thereon from date at the rate of 7 per centum per annum, to be paid monthly.

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, situate lying and being on the north side of Choice Street and being known and designated as Lot 33 of Oakland Heights, and having the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint corner of Lots 32 and 33 and running thence S. 34-50 W. 150 feet to an iron pin; thence S. 62-19 E. 60 feet to an iron pin; thence N. 34-50 E. 150 feet to an iron pin on Choice Street at the joint front corner of Lots 33 and 34; thence along Choice Street N. 62-19 W. 60 feet to the beginning corner.

The above described property is the same conveyed to me by Joe Brown, et al. by deed dated May 20, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Book 820 at Page 492.

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.

F2299  
at 10:00 A.M.  
3-27-68  
Witness: *[Signature]*

Notarially witnessed by this Notary  
Public on this day of  
March, 1968. See Deed Book 820

*[Signature]*