

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 9 1 37 PM '71

WHEREAS, I, Lelia C. Farnsworth
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry W. Brown, His Heirs And Assigns,

(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 Five Hundred Dollars (\$ 5,500.00) due and payable

one year from date, the said sum to be due without Interest for the first six months; and with Interest at Six and One-Half (6½%) Percent per annum, with the privilege of acceleration.

with interest thereon from date at the rate of 6½ 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, in O'Neal Township, on the East Side of Rutherford Road, being a Tract of about Fifteen Acres more or less, now a part of an original 25½ Acre Tract according to a Survey by W. A. Adams, Surveyor, being originally described in a Deed of Fannie G. Givens to Perry W. Brown in Volume 50 at Page 341, the said Tract conveyed herein in all that portion of the said property located on the East side of Rutherford Road and having the approximate metes and bounds according to the original Survey as follows:

BEGINNING at a stake in or on Rutherford Road, and running thence in and along Rutherford Road S. 31 3/4 W. 830 feet more or less to an iron pin; thence S. 58 3/8 E. 876.48 feet more or less to an iron pin in and on Creek line; thence running N. 27 3/4 E. 1052.7 feet more or less to Red Oak, on or along branch; thence N. 75½ W. 850 feet more or less to the point of beginning.

BEING a part of property now shown as in Tax District 286-T.21-1-12; and being the same property conveyed by Deed to the Mortgagor by Perry W. Brown.

State of South Carolina
County of Greenville) *Assignment*

I, Perry W. Brown, for valuable consideration hereby set over and assign this mortgage and the Note dated this date to Mrs. Ruby Brown Liberman, absolutely without recourse dated this 26 day of February, 1971

Signed and Sealed in the presence of
James James Simpson His Mark
M. B. Lobbitt Perry W. (X) Brown

I personally appeared the undersigned and read the foregoing and do hereby certify that to me the within mortgage and promissory note were duly executed by the Mortgagor and that the within mortgage and promissory note were duly recorded in the public records of the County of Greenville, South Carolina, on the 26th day of February, 1971.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1 PAGE 397

SATISFIED AND CANCELLED OF RECORD
23 DAY OF July 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:30 O'CLOCK A M. NO. 2390