



MORTGAGE OF REAL ESTATE—Geo. L. Grantham, Attorney-At-Law, Easley, S. C.

THE STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Grover C. Brown and Mildred W. Brown SEND GREETING:

Whereas, we, the said Grover C. Brown and Mildred W. Brown hereinafter called the mortgagor(s)

in and by our certain promissory note in writing, of even date with these presents, well and truly indebted to First National Bank of Easley, Easley, S. C. hereinafter called the mortgagee(s), in the full and just sum of

Thirty-Six Thousand and no/100 ----- DOLLARS (\$36,000.00) to be paid in equal monthly installments of Seven Hundred Twenty-Five (\$725.00) Dollars each, the first such installment becoming due and payable on the 16th day of April, 1971, and a like sum becoming due and payable on the 16th day of each succeeding calendar month thereafter until the entire amount of principal and interest shall have been paid in full

, with interest thereon from this date

at the rate of seven and one-half percentum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interest to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the term of the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents to grant, bargain, sell and release unto the said First National Bank of Easley, its successors and assigns, forever:

ALL those pieces, parcels or lots of land situate, lying and being in the Town of Travelers Rest, Greenville County, South Carolina, being shown as Lots Nos. 4, 5 and 7 on plat of property of J.H. Roe, plat of which is recorded in Plat Book G, Page 234, and according to a more recent survey made by J.C. Hill, recorded in Plat Book , at page , having the following metes and bounds, to-wit: BEGINNING at a point on the southwesterly side of Main Street, which point is the joint front corner of Lots 5 and 6, and which point is also the dividing line of the walls of the brick buildings on said lots, and running thence with Main Street N 28-25 E 43.45 feet to the joint front corner of Lots 3 and 4, and also the dividing line of the walls of the brick building on said lots; thence by a line dividing said walls, S 61-35 W 65.5 feet to an iron pin; thence S 28-25 E 6.5 feet to an iron pin; thence S 61-35 W 34 feet; thence S 48-20 E 87.4 feet to a point in McElhaney Road; thence with McElhaney Road N 41-40 E 22 feet; thence N 48-20 W 39.8 feet to the joint rear corner of Lots 5 and 6; thence with the line of said lots, which is also the dividing line of the walls of the buildings on said lots N 61-35 E 60 feet to the point of BEGINNING, and being identically the same property conveyed to grantor by deed of G. P. Peterson, dated March 15, 1962, to be recorded. This is the same lands conveyed by Homer Styles to Grover C. and Mildred W. Brown by deed dated March 22n 1962 and recorded in Deed Book 695 at page 18 in the RMC office for Greenville County, South Carolina.