

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1241 PAGE 151

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE, CO. S. C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 14 10 56 AM '72

ELIZABETH RIDDLE  
R.M.

WHEREAS, Jerry C. Tetreau and Beulah B. Tetreau

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas J. Brown and Velma P. Brown

(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 Seven Thousand Five Hundred and No. 100-----

Dollars (\$7,500.00) due and payable

Seventy Five Dollars (\$75.00) on August 10, 1972 and Seventy Five Dollars (\$75.00) on the 10th day of each month thereafter until paid in full with interest first deducted and the balance to principal with right of anticipation.

with interest thereon from date at the rate of Six (6%) 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, lying, being and situate in Austin Township, containing 10.96 acres including roadways as set forth on plat and being more fully described in accordance with plat made for Thomas J. Brown dated February, 1971 by C. O. Riddle, R.L.S., to-wit:

BEGINNING at an iron pin in the center of Scuffletown Road at the intersection of a County Road and running thence along the center of said County Road, S. 85-0 W. 393.7 feet to a point in center of said road; thence with the center of said road, S. 88-09 W. 460.8 feet to an iron pin at the joint corner of property now or formerly of Catherine D. Carroll, Trustee; thence N. 10-38 W. 160 feet to an iron pin; thence N. 51-26 W. 81.6 feet to an iron pin; thence N. 89-35 W. 140 feet to an iron pin; thence N. 29-12 E. 711.2 feet to a point in Gilder Creek; thence with Gilder Creek as the line, (the traverse line being S. 36-42 E. 100.5 feet; S. 48-08 E. 100.5 feet; S. 2-37 E. 39.1 feet; S. 42-25 E. 285 feet and N. 84-38 E. 248.1 feet to an iron pin near a bridge on Scuffletown Road); thence along said road, S. 21-51 E. 437.9 feet to the point of beginning.

The Mortgagees accepting this mortgage agree to release any part or portion of the above described property upon payment to Mortgagees of a sum equivalent to One Thousand Dollars (\$1,000.00) per acre for the land to be released.

This is the same property conveyed to the Mortgagors by deed of the mortgagees of even date to be recorded herewith.

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.