

GREENVILLE CO. S. C.

1438

JUL 13 4 26 PM '78

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
JOHN E. STARNERSLEY
R.H.C.

Mortgagee's Address:
104 E. Hillcrest Dr.
Greenville, SC 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LEASON C. BROWN and REBA S. BROWN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto KATE THRUSTON

(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 three hundred and No/100ths DOLLARS (\$ 7,300.00),
with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid:

\$90.51 per month including principal and interest computed at the rate of eight and one-half (8 1/2%) per annum. The first payment being due on the 5th day of August, 1978 with a like payment being due on the 5th day of each month thereafter until paid in full.

It is agreed that the purchasers shall pay an additional \$12.83 per month in escrow for taxes and insurance but the holder of the mortgagee shall have the right to increase said escrow payment
*** in the event of increase in either taxes or insurance.

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, and being more particularly described as Lot No. 128, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S. C., February 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 00 at Pages 56 to 59. According to said plat the within described lot is also known as No. 16 Sturtevant Street and fronts thereon 67 feet.

Derivation: Deed of Kate Thruston, recorded July 19, 1978, in Deed Book 1083, at Page 484.

*** The escrow payment shall also be due with the monthly principal and interest payment.

STAMP
TAX
2.92

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

0.68

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