

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles H. Brown and Genie O. Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary W. Newman

(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 Thousand Nine Hundred & No/100----- \$4,900.00
Dollars (\$)) due and payable

as stated in the above mentioned promissory note. Final payment due December 4, 1982.

with interest thereon from _____ date _____ at the rate of 8 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, the Mortgagee's heirs, 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, within the corporate limits of the town of Fountain Inn, on the Northwest side of Quillen Avenue, and having according to a plat prepared by John E. Woods July 20, 1971, from a September 1951 plat and survey made by W. J. Riddle, the following metes and bounds, to-wit:

BEGINNING at an iron pin, near intersection of Weathers Circle and Quillen Avenue, at inside edge of sidewalk along Quillen Avenue, and running thence with said Avenue S. 18-14 W. 153 feet to an iron pin, joint front corner with lot now or formerly belonging to Mason Y. Garrett, and leaving said Avenue and running thence with the now or formerly Garrett line N. 62-11 W. 167.9 feet to an iron pin, back corner with now or formerly Garrett; thence with Garrett line S. 20-17 W. to a point; thence in a northwesterly direction 51.1 feet to a point on line of "Lot 2" as shown on said plat; thence with joint line of said "Lot 2" N. 35-53 E. 132 feet, more or less, to an iron pin in edge of Weathers Circle; thence with said Circle S. 71-40 E. 175.0 feet to an iron pin, the beginning point; and bounded by Quillen Avenue, lot now or formerly of Garrett, "Lot 2", Weathers Circle, and others.

This being the same lot of land this day conveyed to the Mortgagors herein by deed of the Mortgagee, said deed being recorded in the R.M.C. Office for Greenville County, S. C., on 12/30/77, in Deed Book 1071 at Page 71.

GCTO -----3 DE30 77 1173
GCTO -----3 DE30 77 1174

.13CT

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

6
0
0
0

4328 RV-2