

FILED GREENVILLE CO. S. C.

22 AM 1962

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

OLLIE I. ... R.M.C.

To All Whom These Presents May Concern:

We, Gary R. Brown and Jean F. Brown SEND GREETINGS:

WHEREAS, we the said Gary R. Brown and Jean F. Brown

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of NINETY-FIVE HUNDRED and no/100-- (\$ 9,500.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Sixty-eight and 07/100-- (\$ 68.07) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we the said Gary R. Brown and Jean F.

Brown

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us, the said

Gary R. Brown and Jean F. Brown in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, about 2 1/2 miles north from the City of Greer, on the north side of a road which leads from State Highway No. 14 to the old Ansel Schoolhouse Road, being all of Lot No. 2 as shown on a plat of property made for Fred W. Garner by H. S. Brockman, Surveyor, dated August 30, 1956, and having the following courses and distances: Beginning on an iron pin on the north side of said road at intersection with a new street, and runs thence with the margin of said street N. 2.40 E.300 feet to an iron pin; thence N.87.20 W.200 feet to an iron pin, thence S.2.40 W.300 feet to an iron pin on the north side of the Ansel School Road; thence therewith S.87.20 E.200 feet to the beginning corner. This being the same property which was conveyed to mortgagors herein by Fred W. Garner by deed recorded in the R. M. C. Office for Greenville County in Deed Book 615, page 47. For a more particular description see the aforesaid plat, which plat will be recorded forthwith in the said R. M. C. Office.