STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

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COUNTY OF Greenville GCT 5 4 29 PH '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. H. C.

WHEREAS, I, Hoyle Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fannie M. Childress, her heirs and RT. & Piwacle Dr., TAYlors

assigns forever, (hereinafter referred to as Mortgagoe) 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 and no/00

Dollars (\$ 4,000.00) due and payable

\$2,000.00 in or before March, 1972, and \$50.00 each and every month beginning April, 1972, and continuing each month until the full price is paid.

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, near the Town of Taylors, being

shown on a plat prepared for Fannie M. Childress and Hoyle Brown by Jones Engineering Service, September 16, 1971, shown as Lot #2 on said plat and containing approximately 1.8 acres, more or less, and being more particularly described as follows according to said plat:

BEGINNING at an iron pin on Pinnacle Drive and running thence N. 85-50 E. 155.2 feet to an iron pin, thence N. 72-26 E. 100 feet to an iron pin, thence N. 74-44 E. 233.5 feet to a pin, thence N. 16-32 W. 90 feet to an old iron pin, thence S. 80-35 W. 497.2 feet to an iron pin, thence S. 19-39 E. 120 feet to the beginning corner.

This is the same property as conveyed to Hoyle Brown by deed of Fannie M. Childress, Mortgagee, this same date. Said deed to be recorded herewith.

Together with all and singular rights, members, herditaments, 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 thereform, 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 fec 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 whomsever fawfully claiming the same or any part thereof.