

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Nov 11 2 01 PM '71
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James A. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Twenty-Seven Thousand and No/100-----
Dollars (\$ 27,000.00) due and payable

On Demand

with interest thereon from _____ date _____ at the rate of 8% per centum per annum, to be paid: quarterly

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, Paris Mountain Township, on the eastern side of S. C. Highway No. 104 (also known as Hunt's Bridge Road) and containing 7.33 acres, more or less, as shown on plat of Property of James A. Brown by C. O. Riddle, Surveyor, dated March 21, 1958, and recorded in the R. M. C. Office for Greenville County in Plat Book "PP", Page 104, and having, according to said Plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the eastern side of S. C. Highway No. 104 at the corner of property now or formerly belonging to T. T. Farr Estate and running thence along the eastern side of said highway, S. 6-56 E. 325 feet to an iron pin at the corner of the Property of Eunice Greene Farr; thence with her line N. 82-04 E. 249.5 feet to an iron pin thence still with Eunice Greene Farr's line N. 65-19 E. 800.5 feet to an iron pin in the line of property now or formerly belonging to W. C. Farr Estate; thence along W. C. Farr line N. 8-55 W. 250 feet to an iron pin in the line of property now or formerly belonging to T. T. Farr Estate; thence along the line of T. T. Farr Estate S. 73-20 W. 1,018.9 feet to the beginning corner.

The above is the same property conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book Vol. 599, Page 70.

ALSO, All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being triangular in shape and being the western tip of Lot No. 25 of Indian Hills, plat of which is recorded in Plat Book "QQ", at Page 11, and as revised by plat recorded in Plat Book _____, at Page _____, and having the following metes and bounds, to-wit:

Beginning at a point on Hiwassee Drive at joint corner of Property of J. Frank Williams and the mortgagor and running thence with the line of mortgagor's property N. 81-40 E. 17.52 feet to a point in line of Lot No. 25; thence with the line of said lot, S. 65-06 W. 14.1 feet to a point on Hiwassee Drive; thence with Hiwassee Drive N. 54-10 W. 60 feet to the point of beginning and being the same property conveyed to the mortgagor by J. Frank Williams by deed dated February 27, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book Vol. 622, at Page 525.

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 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.