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BOOK 1273 PAGE 543

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mar 24 4 12 PM '73
WHEREAS, We, Gordon J. Brown, Jr., and Joyce A. Brown,
110 Banner Drive, Greenville, South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto C N Mortgages, Inc.,
200 Camperdown Building, 1 Cleveland Street, Greenville, South Carolina

(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 Eight Thousand One Hundred and No/100-----

----- Dollars (\$ 8,100.00) due and payable
In Sixty Installments of \$135.00 each, beginning May 13, 1973 and to be
paid in full on May 13, 1978.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: In

Sixty Installments of \$135.00 each, Beginning May 13, 1973 and to be
paid in full on May 13, 1978.

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, All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot #9, on plat of Section #2, Lockwood Heights, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point, joint front corner of Lots #8 and #9 on the northern side of Banner Drive and running thence N. 30-30 W. 150 feet to a point; joint rear corner of Lots #8 and #9; thence S. 59-30 W. 90 feet, joint rear corner of Lots #9 and #10; thence S. 30-30 E. 150 feet to a point on the northern side of Banner Drive, joint front corner of Lots #9 and #10; thence with the northern side of Banner Drive N. 59-30 E. 90 feet to the point of beginning.

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 whatsoever lawfully claiming the same or any part thereof.