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GREENVILLE CO. S. C.

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BOOK 1281 PAGE 358

USL—FIRST MORTGAGE ON REAL ESTATE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Jerry W. Brown and Janice D.

Brown, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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-FIVE THOUSAND AND NO/100 -----

DOLLARS (\$ 25,000.00 - -), with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (7 3/4%)

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 purpose;

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, Chick Springs Town-ship, about 3 miles south of Greer on the northern side of Old Greenville-Spartanburg Road (523-540), containing 1.82 acres, more or less, being shown on plat made for Jerry W. Brown and Janice D. Brown by John E. Woods, Surveyor, dated December 17, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING in center of said road at corner of lot of Janice D. Brown, which is N. 86-49 W. 210 feet from Bradley corner, and running thence along center of said road the following courses and distances: N. 86-49 W. 36.5 feet, N. 86-14 W. 100 feet and N. 75-29 W. 73.5 feet; thence leaving road and running along property of Lina Verdin Dillard (iron pin set off at 29.6 feet), N. 6-00 W. 370 feet to an iron pin; thence still with property of Lina Verdin Dillard, S. 89-16 E. 206.8 feet to said Brown lot; thence along lot, S. 5-31 E. 401.5 feet to the beginning corner (iron pin set back 26 feet from road).

This is the same property conveyed to mortgagors herein by deed of Lina Verdin Dillard recorded in Deed Book 937, Page 544, R. M. C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.