

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
GREENVILLE CO. S. C.

SEP 23 4 47 PM '73  
DORRIS S. TO ALL WHOM THESE PRESENTS MAY CONCERN  
R.H.C.

William B. Long, Jr.  
110 ~~1232~~ Greenville, S. C.

BOOK 1232 PAGE 19

WHEREAS, I, Sara Edith Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mattie Frances Ouzts

(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 Fourteen Thousand and No/100

Dollars (\$ 14,000.00 ) due and payable

in one hundred and twenty (120) equal monthly installments of One Hundred and Sixty Six and 19/100 (\$166.19) Dollars each, beginning on November 1, 1973, and continuing on the first day of each month thereafter until paid in full.

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid monthly

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 Mortgagee in hand well and truly paid by the Mortgagor 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, and in Ward One of the City of Greenville, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Briggs Avenue and Pinckney Street, and running thence along the southwest side of Pinckney Street S. 32-50 E. 129 feet to an iron pin; thence S. 57-20 W. 51 feet to an iron pin; thence N. 32-50 W. 129 feet to an iron pin on the southeast side of Briggs Avenue; thence with the line of said Briggs Avenue N. 57-20 E. 51 feet to the beginning corner.



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 building 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 herein above 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 Mortgagee further covenants to warrant and forever defend all and one by the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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