MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1296 PAGE 369

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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bennie G. Brown and Nora T. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dale Shelton and Jackie Shelton

(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

SEVEN THOUSAND FIVE HUNDRED AND NO/100------------Dollars ($7,500.00) due and payable in sixty (60) monthly installments of $125.00 each with first payment due on or before January 1, 1974, and payments of $125.00 each due on the first day of each successive month thereafter until a total of sixty (60) payments have been made,

with interest thereon from paid in advance XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

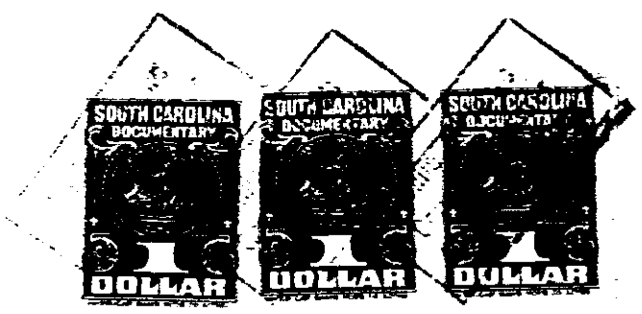
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Paris Mountain Township, being known and designated as Lot No. 4 of Subdivision of Property of Irving Philpot & Norris Newton, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "HH", Page 131 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a County road now known as Ridge Drive at the joint front corner of Lots Nos. 4 and 5 and running thence along the line of Lot No. 5 S. 10-33 E., 378.5 feet to a point in the center line of a creek; thence down the meanders of said creek as the line, the chord being N. 81-27 E., 96.3 feet, to a point in said creek at the joint rear corner of Lots Nos. 1 and 4; thence along the line of Lots Nos. 1, 2 and 3 N. 3-54 W., 423.9 feet to an iron pin on the southeastern side of Ridge Drive; thence along Ridge Drive S. 64-13 W., 150 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed recorded in Deed Volume 768 at Page 178 in the R.M.C. Office for Greenville County, South Carolina on February 25, 1965.



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 whomsoever lawfully claiming the same or any part thereof.

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