

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
2 40 PM '80
J. M. HARRISLEY
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles B. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto John M. Flynn

(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

Four Thousand, Five Hundred and No/100-----Dollars (\$ 4,500.00) due and payable

Payable in full on or before six (6) months from date

with interest thereon from date at the rate of 11 1/4 per centum per annum, to be paid: at maturity

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 20 Westcliffe, Addition to Section 2 as shown on plat prepared by Piedmont Engineers & Architects dated April 3, 1970 and recorded in the RMC Office for Greenville County in Plat Book 4F at Page 32 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Saluda Lake Road West at the joint front corner of Lots 20 and 19; running thence along the line of Lot 19 S. 3-46 E. 131.15 feet to an iron pin, joint rear corner of Lots 20, 19 and 18; running thence along the line of Lot 18 S. 54-04 W. 143 feet to an iron pin; running thence N. 3-35 W. 173.6 feet to an iron pin on the southeastern side of Saluda Lake Road West; running thence along the southeastern side of Saluda Lake Road West N. 70-052 E. 125 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Bobby Joe Jones Builders, Inc. dated August 24, 1979 and recorded August 27, 1979 in the RMC Office for Greenville County in Deed Book 1110 at Page 149.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 01.80

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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