

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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8 PH '81

WHEREAS, We, Michael R. and Phyllis Dianne Brown

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

Preston M. Brown

(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 _____ Dollars (\$ 25,000.00) due and payable

in installments of two hundred fifty (\$250.00) dollars per month until principal and interest shall be paid in full, with the first payment due July 1, 1981.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: in said monthly payments.

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, containing one acre, more or less, situated on the west side of Pine Drive near Gilreath Mill, in Oneal Township, state of South Carolina, and having courses and distances according to survey and plat for Preston M. Brown by John A. Simmons, Registered Surveyor, dated May 4, 1962, as follows, to wit:

BEGINNING at a nail in center of Pine Drive, (iron pin on west bank at 21 feet), corner of Mack Brown property, and running thence along the Mack Brown line, N. 68-00 W. 242 feet to an iron pin; thence a new line, S. 21-20 W. 180 feet to an iron pin; thence a new line along the Troy D. Brown property; S. 68-00 E. 242 feet to a nail in the center of Pine Drive, (iron pin back on line at 25 feet); thence along Pine Drive, N. 21-20 E. 180 feet to the beginning corner.

This is the same property conveyed to mortgagor herein by Preston M. Brown, deed to be recorded herewith.

We reserve the right to anticipate payments in whole or in part at any time.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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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