

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1241 PAGE 151

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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JUL 14 10 56 AM '72

ELIZABETH RIDDLE

WHEREAS, Jerry C. Tetreau and Beulah B. Tetreau

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas J. Brown and Velma P. 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 Seven Thousand Five Hundred and No/100-----

Dollars (\$7,500.00) due and payable

Seventy Five Dollars (\$75.00) on August 10, 1972 and Seventy Five Dollars (\$75.00) on the 10th day of each month thereafter until paid in full with interest first deducted and the balance to principal with right of anticipation.

with interest thereon from date at the rate of SIX (6%) 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 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, lying, being and situate in Auct in

Wit:
Douglas J. Messer
Douglas J. Messer
Donnie S. Tankersley
EDWARDS & WOOD

Satisfied and Paid in Full
this 3 day of August, 1976
4860
Thomas J. Brown
Beulah B. Brown

AUG 19 1976

RECORDING FEE PAID \$ 1.00

Cancelled
Donnie S. Tankersley
R.M.C.

GREENVILLE CO. S. C.
AUG 19 1 04 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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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