

DEC 16 4 03 PM 1953

BOOK 581 PAGE 275

OLLIE FARNSWORTH  
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

## MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James Walter Brown, Jr.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 -----

DOLLARS (\$ 4,000.00 ), with interest thereon from date at the rate of six (6%)

per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Chick Springs Township, on the north side of Westfield Avenue (formerly Maude St.) in the City of Greer, being Lot No. 3 of the property of L.H. and Mabel Brock according to survey and plat by H.S. Brockman, Surveyor, dated January 15, 1946, and having the following courses and distances, to wit: Beginning on an iron pin on the north side of Westfield Avenue at edge of sidewalk, the southeastern corner of the lot, and running thence N. 12.45 W. 95.5 feet to an iron pin, corner of DeShields lot; thence with the line of the DeShields lot, S. 79.00 W. 60 feet to an iron pin, corner of Lot No. 2; thence with the line of Lot No. 2, S. 12.45 E. 97.3 feet to an iron pin at edge of sidewalk on north side of Westfield Avenue; thence along same, N. 77.20 E. 60 feet to the beginning corner.

This is the same property conveyed to James Walter Brown, Jr., by deed of Carl Allen Howell and Margaret Smith Howell, to be recorded herewith.

Also, all those other certain parcels or lots of land situated on the east side of Ashmore Street near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lots Nos. 42 and 43 of the Geanie L. Caldwell property according to survey and plat by H.L. Dunahoo, Surveyor, dated October 24, 1949, recorded in Plat Book "X", page 1, R.M.C. Office for Greenville County.

This is the same property conveyed to James Walter Brown, Jr., by deed of Elsie G. Few, recorded in Deed Book 485, page 122, R.M.C. Office for said County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.