

First Mortgage on Real Estate

MORTGAGE

MAY 26 9 17 AM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. N. BROWN

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 **Two Thousand and No/100ths** -----

DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of **six**
per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
June 1, 1963,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southwesterly side of the Old Finley Bridge Road in Greenville County, State of South Carolina, containing 3 acres, more or less, and having, according to a plat dated May 14, 1956, prepared by J. C. Hill entitled "Property of Lois Brown Roache," recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 199 the following metes and bounds:

BEGINNING at a point in the center of the Old Finley Bridge Road, which point is located 405 feet, more or less, in a Northwesterly direction from the intersection of the Keeler Bridge Road and the Old Finley Bridge Road, and running thence along the center of the Old Finley Bridge Road N. 53-50 W. 154 feet to a point; thence continuing along the center of the Old Finley Bridge Road, N. 41-00 W. 254 feet to a point; thence still continuing along the center of the Old Finley Bridge Road, N. 30-00 W. 100 feet to a point; thence S. 38-30 W. 7.2 feet to an iron pin; thence S. 38-30 W. 396.8 feet to an iron pin; thence S. 71-00 E. 496 feet to an iron pin; thence N. 49-30 E. 156 feet to an iron pin; thence N. 49-30 E. 13 feet to the point of beginning.

This is a portion of a 30-acre tract conveyed to the mortgagor herein by deed of O. E. Brown dated February 9, 1942, and recorded in the R.M.C. Office for Greenville County in Deed Volume 252 at page 216, and also shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book M at page 41.