

SEP 19 4 44 PM 1960  
BOOK 836 PAGE 309

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, Harold T. Loftis, of Greenville County, am well and truly indebted to L. M. Brown in the full and just

sum of Three Hundred Forty Two and 34/100 . . . . . (\$ 342.34 ) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

in monthly instalments of Ten and No/100 - (\$10.00) Dollars each, beginning on the 16th day of October, 1960, and continuing on the 16th day of each succeeding month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Harold T. Loftis

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

L. M. Brown, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12 of a subdivision known as Lockwood Heights according to a plat thereof prepared by Jones and Sutherland, Engineers, September 22, 1959, and recorded in the R. M. C. office for Greenville County in Plat Book RR, at page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Banner Drive, the joint front corner of Lots Nos. 12 and 13, and running thence along the joint line of said lots, N. 30-30 W. 150 feet to a point in the line of property now or formerly of Hill, joint rear corner of Lots 12 and 13; and running thence with the line of said property, N. 59-30 E. 85 feet to a point, the joint rear corner of Lots Nos. 11 and 12; thence along the joint line of said lots, S. 30-30 E. 150 feet to a point on the northern side of said Banner Drive, joint front corner of Lots 11 and 12; thence along the northern side of said Banner Drive, S. 59-30 W. 85 feet to the point of beginning; being the same conveyed to me by L. M. Brown by deed of even date, to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$8700.00, executed by L. M. Brown to First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 829, at page 281.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties, hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

L. M. Brown, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.