

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

APR. 6 1 03 PM 1961

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, J. Kenneth Brown and Elizabeth F. Brown, (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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirty Thousand DOLLARS (\$30,000.00), with interest thereon from date at the rate of Five & three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (5-3/4%)

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, Paris Mountain Township, on the east side of Dundee Lane, and being known and designated as Lot No. 65 of a subdivision known as STRATFORD FOREST, and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book KK, at page 89, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Dundee Lane at the joint front corner of Lots Nos. 64 and 65 and running thence with the line of Lot No. 64, N. 75-15 E. 249 feet to an iron pin in the line of Lot No. 82; thence with the lines of Lots Nos. 82 and 68, S. 15-45 E. 171.9 feet to an iron pin at the joint rear corner of Lots Nos. 65 and 66; thence with the line of Lot No. 66, S. 71-00 W. 246.2 feet to an iron pin on the eastern side of Dundee Lane; thence with the eastern side of Dundee Lane, N. 16-42 W. 190 feet to the point of beginning.

This is the same property conveyed to J. Kenneth Brown and Elizabeth F. Brown by Peoples National Bank of Greenville, S.C., as Agent for Furman University by deed recorded in Deed Book 653, page 463, R.M.C. Office for Greenville 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.