First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. 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 **Eight Thousand and No/100ths-----**DOLLARS (\$ 8,000.00 ), 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,

February 1, 1982

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 Mortgager in hand well and truly paid by the Mortgagee at and before this sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargain sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

## XXXXXXXXXXXXXXXXX

All that certain piece, parcel or tract of land containing 2.6 acres more or least situate, lying and being on the Southeastern side of "County Road" (sometimes known as Laurel Creek School Road) near the Town of Mauldin in Austin Township, Greenville County, South Carolina and having according to a plat prepared by C.—0. Riddle, R. L. S. dated October 5, 1960 entitled "Property of J. A. Cureton", the following metes and bounds:

BEGINNING at a point in the center of "County Road" which point is 1445 feet in a Northeasterly direction from the center line of Ridge Road at the joint front corner of the tract herein described and property now or formerly of J. A. Cureton and running thence with the line of said Cureton property S. 44-47 E. 35.3 feet to an iron pin on the Southeastern side of said County Road; thence continuing along the line of said Cureton property S. 44-47 E. 742.7 feet to an iron pin on the line of property now or formerly of Waynas Wright; thence with the line of said Wright property N. 59-41 E. 150 feet to an iron pin at the joint corner of the tract herein described and property now or formerly of the School District of Greenville County; thence with the line of said School property N. 44-46 W. 744.1 feet to an iron pin on the Southeastern side of "County Road"; thence continuing N. 44-46 W. 35.3 feet to a point in the center of said County Road; thence along the center line of said County Road S. 59-13 W. 150 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of J. A. Cureton dated october 14, 1960 and recorded in the R.M.C. Office for Greenville County in Deed, Book 661 at page 22.