

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERNED
GREENVILLE CO. S. C.

NOV 7 10 22 AM 1961
OLLIE FRANKSWORTH
R. M. C.

WHEREAS, I, W. D. Reynolds

(hereinafter referred to as Mortgagor) is well and truly indebted unto

H. J. Brakens

(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

One Thousand and no/100

Dollars (\$ 1,000) due and payable

In payments of \$25.00 beginning December first, 1961 until paid in full.

with interest thereon from date at the rate of 6% per centum per annum, to be paid:

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 purposes:

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, lying and being on the Southwestern side of S. C. Highway No. 416 known as the New Cedar Lane Road and being known and designated as Lot No. 9, Block A of Grandview Heights, as shown on Plat thereof by J. Coke Smith & Son, dated May, 1954, and recorded in Plat Book "BB", page 38, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the New Cedar Lane Road at the joint front corner of Lots Nos. 8 and 9 and running thence along the line of Lot No. 8 S. 45-66 W. 196 feet to a point in the center of Old Cedar Lane Road at the joint corner of Lots Nos. 8 and 9; thence along the center of Old Cedar Lane Road N. 17-16 W. 92 feet to a point at the joint corner of Lots Nos. 9 and 10; thence along the line of Lot No. 10 N. 45-03 E. 155.5 feet to an iron pin on the southwestern side of the New Cedar Lane Road, joint front corner Lots Nos. 9 and 10; thence along the southwestern side of New Cedar Lane Road S. 44-57 E. 83 feet to the beginning corner.

The above described property is part of the same conveyed to me by R. B. Dean, et al by deed dated December 14, 1940 and recorded in the R. M. C. Office for Greenville County in Deed Book 228, page 251.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

paid in full Dec. 7, 1964
Henry J. Brakens
(as H. J. Brakens)

W. D. Reynolds
Mr. W. D. Reynolds

OLLIE FRANKSWORTH
11-29-61