

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 902 PAGE 253

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Claude A. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. John H. Southall

(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

Three thousand and no/100-----Dollars (\$ 3,000.00) due and payable as follows: \$60.00 on January 1, 1963 and then \$60.00 on the first of each and every July and January thereafter until paid in full

January 1, 1963

with interest thereon from ~~the~~ at the rate of 4 per centum per annum, to be paid semi-annual on January 1 and July 1 of each year

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 advance, 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 shown on an unrecorded plat entitled Property of Cora Lee Talley by Brockman and Simmons dated June 12, 1959 and having according to said plat, the following metes and bounds, to wit:

Beginning at a point near the center of Highway 415 and running thence N. 43-00 E. 531.3 feet to an iron pin; thence N. 12-30 E. 75.6 feet to a branch; thence along the meanders of said branch the following courses and distances, N. 34-49 E. 100 feet; N. 4-41 E. 173 feet; N. 26-34 W. 100 feet; N. 30-49 W. 100 feet; thence leaving said branch, S. 79-11 W. 443 feet to an iron pin near a road; thence S. 16-46 W. 223.5 feet; thence S. 69-10 W. 300 feet to a point near the center of road; thence along the center of said road S. 70-25 W. 200 feet; S. 73-25 W. 200 feet; S. 68-10 W. 58 feet to a point in Highway 415; thence with said highway S. 75-30 E. 300 feet; S. 71-20 E. 200 feet; S. 76-40 E. 200 feet; S. 63-00 E. 200 feet to the point of beginning, the same consisting of 12 acres, more or less.

Together with all and singular rights, members, herditaments, 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 and satisfied in full July 7, 1970.
Mrs. John H. Southall
Witness Gladys P. Glenn*

SATISFIED AND CANCELLED OF RECORD

31 DAY OF July 1970
Oliver Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:02 O'CLOCK P. M. NO. 2529