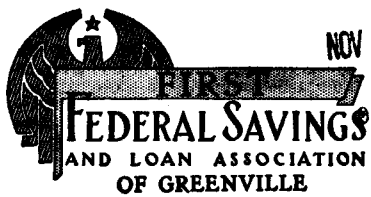


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GREENVILLE CO. S. C.

BOOK 977 PAGE 354

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ELLIE FARNSWORTH  
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, L. M. Brown, of Easley, S. C.,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Eleven Thousand and No/100----- (\$ 11,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate therein specified in installments of Seventy-Eight and 81/100----- (\$ 78.81 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, being known and designated as the major portion of Lot No. 1 and a small triangular portion of Lot No. 2 of the subdivision known as Farmington Acres as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Pages 106 and 107, and having, according to a later plat prepared for L. M. Brown by R. B. Bruce, R. L. S., dated September 16, 1964, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the eastern side of White Horse Road at the corner of property conveyed to L. M. Brown by Williams Builders, Inc. on the 26th day of October, 1964, which point lines 20 feet north of the joint front corner of Lots Nos. 1 and 2, and running thence with a new line, N. 61-37 E. 201.5 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 3, S. 38-48 E. 75 feet to an iron pin; thence S. 51-12 W. 281.7 feet to an iron pin on the eastern side of White Horse Road; thence with the eastern side of said road, N. 1-48 W. 119.5 feet to an iron pin, joint front corner of Lots 1 and 2; thence continuing with said road, N. 4-42 W. 20 feet to the beginning corner.

Lot No. 1 is the same conveyed to me by Talley Realty, Inc. by deed dated October 29, 1964, to be recorded herewith, and Lot No. 2 is a portion of the property conveyed to me by Williams Builders, Inc. by deed dated October 26, 1964, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 760, at Page 473.

MADE, SIGNED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S. C.

*Lucian H. Bolden*

*Dec. 23 64*

*Judy Williamson*

RECORDED FOR MORTGAGE OF RECORD  
*249*  
*Dec 64*  
*Ellie Farnsworth*  
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.  
*10:13* BOOK *4* PAGE *18161*