

MORTGAGE
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

DEC 7 10 06 AM 1964

TO ALL WHOM THESE PRESENTS MAY CONCERN: OLLIE BROWN

GERALD LEE BROWN and CAROLYN B. BROWN of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **CAROLINA NATIONAL MORTGAGE**

INVESTMENT CO., INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Seven Thousand Six Hundred and No/100-----** Dollars (\$ **7,600.00**), with interest from date at the rate of **five & one-quarter** per centum (**5 1/4** %) per annum until paid, said principal and interest being payable at the office of **Carolina National Mortgage Investment Co., Inc.** in **Charleston, South Carolina**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Forty-Five and 60/100-----** Dollars (\$ **45.60**), commencing on the first day of **January**, 1965, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **December**, 19 **89**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of Walnut Street in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 75 and a portion of Lot No. 74 on plat No. 2 of Overbrook Land Co. Property, recorded in the RMC Office for Greenville County, S. C., in Plat Book H, at Page 258, and having, according to said plat and a survey made by R. K. Campbell, November 27, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Walnut Street, said point being where the Northwest side of Walnut Street intersects with the East side of a 15-foot alley and runs thence along the East side of said alley, N. 13-04 E., 162 feet to an iron pin; thence still along said alley, N. 17-0 E., 45.4 feet to an iron pin; thence through Lot No. 74, S. 39-05 E., 126.6 feet to an iron pin on the Northwest side of Walnut Street; thence along Walnut Street, S. 51-32 W., 165.5 feet to the beginning corner.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

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

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

Handwritten notes on the right margin:
This Mortgage
21 days
480
Rec.
Plus Overbrook County Savings Bank
64
310

Handwritten numbers and marks at the bottom:
182
c. 78
2:27
1963

FOR REFERENCE TO THE MORTGAGE SET
EXTRACTION BOOK PAGE 244