

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED.
GREENVILLE CO. S.C.

FEB 26 4 31 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 987 PAGE 259

OLLIE F. ... WITH
H.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE E. BROWN, SR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto O. TOMMY GIBBS AND W. JAMES WILLIAMS

(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 Six Hundred Sixty-Seven and 52/100----- Dollars (\$1,667.52--) due and payable Fifty (\$50.00) Dollars the First of April, 1965, and Fifty (\$50.00) the First of each month thereafter until paid in full.

with interest thereon from date at the rate of _____ 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, in Gantt Township, containing 23 acres, more or less, and being a portion of Tract No. 3, as shown on a plat of the property of J. A. Satterfield, recorded in Plat Book "T" at Page 32 and being more particularly described by metes and bounds as follows:

BEGINNING at a stone at the corner of Tract No. 1 owned by Mrs. Anna N. Garrison, and running thence along a branch in a southeasterly direction 16.29 chains to poplat; thence S. 43 7/8 E. 12 chains along Cooper line to stone; thence N. 67-3/4 E. 8.46 chains along the line of Ed Brown land to P. O.; thence S. 66 E. 8 chains to stake along the line of Mary Dandy; thence N. 53-1/2 W. 12.04 chains to stake; thence N. 27 W. 11.74 chains to stake; thence N. 10-1/2 W. 4.85 chains to a stake; thence along the line of the land now or formerly owned by Mrs. Anna N. Garrison N. 7-3/4 W. to the point of Beginning.

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.