

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
JUN 29 2 54 PM 1965
OLLIE FAIRNSWORTH
R.M.G.

MORTGAGE OF REAL ESTATE

BOOK 999 PAGE 297

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, F. Howard Brashier, Frank Gordon Brashier, Robert Lee Brashier, Lawrence E. Brashier & Claude W. Brashier (hereinafter referred to as Mortgagor) is well and truly indebted unto Gerald Edward Brashier

(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 Eighteen Hundred Thirty & no/100 - - Dollars (\$1,830.00) due and payable

at the death of our mother, Onie T. Brashier

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

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 Mortgagee 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, Fairview Township, containing 2.33 acres, more or less, according to a plat and survey made by Carolina Engineering and Surveying Company, R. B. Bruce, Surveyor, November 15, 1960, and having according to said plat, the following courses and distances, to-wit: Beginning at an iron pin in the western edge of a dirt road on line of land formerly belonging to L. R. Peden, and running thence S. 70-30 W. 359.1 feet to a point in the center of the Fairview-Simpsonville Road, corner with lands formerly belonging to L. R. Peden and on line of land formerly belonging to Nathan Culbertson, now Shelor; thence with the center of said Fairview-Simpsonville Road N. 15-23 E. 334.5 feet to a point in center of said road; thence continuing with center of said road, N. 10-41 E. 321.5 feet to a point in center of said road, corner with land of R. L. Brashier, and intersection of said dirt road, with the said Fairview-Simpsonville Road; thence with the western edge of said dirt road, S. 19-39 E. 608.5 feet to the point of beginning.

This being the same tract of land conveyed to Onie T. Brashier for and during the term of her natural life and then to the mortgagors herein by deed of Lawrence E. Brashier on the 18th day of August, 1961, of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 681, Page 303.

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.

Witness my hand and seal

*Sat Book 157 page 806
11-3-94*