

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1028 PAGE 153

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Roosevelt Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff R. Richardson, Jr.

(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 *NINE hundred twelve + 00/100*

Dollars (\$ *912.00* ) due and payable

*twenty five dollars per month beginning on May 7, 1966 and on the 7th of each subsequent month until paid in full.*

with interest thereon from date at the rate of *6 1/2* 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 Fairview Township, located on the southern side of of Cox Street (sometimes referred to as Goldsmith Road), being just west of the Town of Simpsonville, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Cox Street at the point of entry of a 25 foot street, and running thence along the west side of said street, S. 1 1/4 W. 215 feet to an iron pin; thence by a dividing line in a southwesterly direction, 103.5 feet to an iron pin; thence N. 1 1/4 E. 239 feet to an iron pin on the Southern side of Cox Street; thence along the southern side of Cox Street, S. 84 1/4 E. 100 feet to the point of beginning, and being the Northern half of lot 9 of a subdivision of property of J. M. Latimer and being the northern half of a lot conveyed to G. R. Riddle by D. W. Baldwin by deed dated March 4, 1952, and is the identical property conveyed to the grantor herein by deed of Robert J. Simmons dated August 25, 1965 and recorded in the R. M. C. office for Greenville County in book 780, page 609.

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 in full and satisfied this 20th day of March 1967.*

*Jeff R. Richardson Jr.*

*Witness - Opal Morehead  
Joseph A. McCulberg*

SATISFIED AND CANCELLED OF RECORD

*25* DAY OF *April* 19*67*

*Oliver Jarr'sworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *11:07* O'CLOCK *A. M.* NO. *25783*