

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

BOOK 1042 PAGE 597

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. T. S. CRAIG

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. A. BROWN

(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 Six Thousand and No/100----- Dollars (\$ 6,000.00 ) due and payable

in monthly installments in the sum of \$50.34, commencing thirty (30) days from the date hereof, and continuing thereafter on the same day of each and every month until paid in full, all payments to apply first to interest with balance to principal, with interest thereon from date at the rate of 6½ per centum per annum, to be paid: monthly.

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 piece, parcel or lot of land with improvements lying on Hudson Street in Piedmont Park, Greenville County, South Carolina, being known as a portion of the property of Mattie Andrews, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern corner of a 1.04 acre tract formerly owned by Mattie Andrews and running thence S. 45-45 E., 100 feet to a stake; thence S. 35-30 W., 200 feet to an iron pin at the corner of property formerly owned by Mattie Andrews; thence with the line of said property, N. 45-45 W., 100 feet to an iron pin; thence N. 35-30 E., 200 feet to an iron pin, the beginning corner.

This is a purchase money mortgage.

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.

SATISFIED AND CANCELLED OF RECORD

30<sup>th</sup> DAY OF May 1984

*Daniel J. ...*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:03 O'CLOCK P. M. NO 37205

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 85 PAGE 1069