

NOV 20 12 31 PM 1937

BOOK 1077 PAGE 78



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Billy Carlton Brown, of Greenville County,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirty Thousand and No/100----- (\$ 30,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred Two and 57/100----- (\$ 202.57)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, in the northeast corner of the intersection of Hermitage Road and Rockmont Road, being known and designated as Lot No. 162 according to plat of Section III of Lake Forest Subdivision according to plat thereof prepared by Piedmont Engineering Service August, 1954, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book GG, at Page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Rockmont Road, joint front corner of Lots 162 and 163, and running thence along the joint line of those lots, S. 53 E. 288 feet to an iron pin at joint corner of Lots 162 and 163 on the center line of Duke Power Company right-of-way; thence along the center line of said right-of-way, S. 40-03 W. 162.5 feet to an iron pin at common rear corner of Lots 162 and 168 on the easterly side of Hermitage Road; thence N. 51-35 W. 34 feet to an iron pin; thence continuing along said road, N. 53-09 W. 137 feet to an iron pin; thence farther along said road on an angle, the chord of which is N. 61-02 W. 77.1 feet, to an iron pin; thence around the curve of the intersection of Hermitage Road and Rockmont Road on an angle, the chord of which is N. 13-06 W. 33.6 feet to an iron pin on Rockmont Road; thence along said Rockmont Road on an angle, the chord of which is N. 34-50 E. 126.8 feet, to an iron pin at joint front corner of Lots 162 and 163, the point of beginning; being the same conveyed to me by Nicholas P. Mitchell, III by his deed dated November 14, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 809, at Page 278.

SATISFIED AND CANCELLED OF RECORD

29 DAY OF April 1933

Jennie S. Tankersley

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

AT 1:38 O'CLOCK P. M. NO. 26372

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 140 PAGE 1078

For Release P. 167/162 Fall. Hunt see III. de 184 St. 1549 A. 550