

DEC 10 4 09 PM 1968

MORTGAGE OF REAL ESTATE—Mann, Foster,

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

BOOK 1111 PAGE 553

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES A. BROWN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto EUNICE A. BASWELL

(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 FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100-----

----- Dollars (\$ 5,750.00) due and payable

\$100.00 on the 11th day of each month commencing December 11, 1968, payments to be applied first to interest, balance to principal, with balance due five (5) years after date with the privilege to anticipate payment of part or all of the balance at any time after one (1) year.

with interest thereon from date at the rate of seven 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 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 -~~

All those two pieces, parcels or lots of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Pendleton Street, and being known and designated as Lots Nos. 7 and 8 on Plat of subdivision entitled Providence, said plat having been made by F. G. Rogers on May 27, 1910, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book A, page 411; said lots having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pendleton Street, joint front corner of Lots Nos. 6 and 7, and running thence along the joint line of said lots, N. 18 1/2 W. 80 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lots Nos. 7 and 8, S. 85 1/2 W. 40 feet to an iron pin, joint rear corner of Lots Nos. 8 and 9; thence along the side line of said lots, S. 18 1/2 E. 80 feet to an iron pin on the northern side of Pendleton Street; thence along said Street, N. 85 1/2 E. 40 feet to the point of beginning.

The above is the same property conveyed to James A. Brown, Jr. by deed recorded in the R.M.C. Office for Greenville County in Deed Book 521, at page 170, dated March 23, 1955.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.