

STATE OF SOUTH CAROLINA
GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
MAY 8 2 15 PM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Shelby Jean Brown and Edward N. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto James K. McAdams, 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 TWO THOUSAND THREE HUNDRED NINETY AND NO/100 Dollars (\$ 2,390.00) due and payable

at the rate of Forty (\$40.00) Dollars per month, with first payment commencing between May 1st and 15th, 1969, and a like amount due between the 1st and 15th of each and every month thereafter until paid in full

with interest thereon from date at the rate of 7% 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 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, lying and being on the southeastern side of Vine Hill Road, and being shown and designated as Lot No. 148 on plat of Pine Forest, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 106-107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Vine Hill Road at the joint front corner of Lots 147 and 148 and running thence with the joint line of said lots S. 52-25 E. 150 feet to an iron pin; thence S. 37-35 W. 100 feet to an iron pin at the joint rear corner of Lots 148 and 149; thence with the joint line of said lots N. 52-25 W. 150 feet to an iron pin on the southeastern side of Vine Hill Road; thence with said road N. 37-35 E. 100 feet to an iron pin at the point of beginning.

THIS IS A SECOND MORTGAGE.

Together with all and singular rights, members, hereditaments, 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.

19615
March 9, 1970
at 3:15 P.M.
Witness:
Shelma S. Perkins

Lien Released By Sale Under
Foreclosure 9th day of March
A. D., 1970. See Judgment Roll
No. K-4396

James K. McAdams, Jr.
MORTGAGEE