

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUN 12 12 49 PM '69  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1128 PAGE 313

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LEONARD L. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 TWENTY THOUSAND AND NO/100-----  
Dollars (\$ 20,000.00 ) due and payable

in equal monthly installments in the amount of Three Hundred Thirty Four and No/100 with the first installment due and payable on the 10th day of July, 1969 and each subsequent installment due and payable on a like date of each month thereafter, with interest thereon from date at the rate of seven percent on first \$10,000.00 and five and one-half per cent on 2nd 10,000.00 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 Greenville, and being shown as Lot 63 on a plat of Western Hill recorded in the R.M.C. Office for Greenville County in plat book QQ, page 98-99 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northerly side of Tucson Drive at the joint front corner of Lots 63 and 64 and running thence with common line of said lots N. 18-58 W. 135 feet to an iron pin; thence N. 52-57 E. 129.6 feet to an iron pin on the westerly side of Provo Drive; thence with Provo Drive S. 40-53 E. 40 feet; S. 24-27 E. 45 feet; S. 15-45 E. 75 feet; thence around a corner at the intersection of Provo Drive and Tucson Drive (the cord of which is S. 29-15 W.) 35.4 feet to an iron pin on the northerly side of Tucson Drive; thence with said drive S 74-15 W. 95.5 feet to an iron pin; thence S. 71-39 W. 18.4 feet to the point of beginning.

This mortgage being junior with a mortgage in favor of First Federal Savings and Loan Association by the mortgagor given on the 28th day of April, 1965 in the principal amount of \$14,600.00.

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.