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OFFICE OF REAL ESTATE
OLIVER FAIRBANKS
R. M. C.

BOOK 1130 PAGE 242

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, W. Maynard Brown and Mary D. Brown

SEND GREETING:

WHEREAS, we the said W. Maynard Brown and Mary D. Brown

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Five Thousand and no/100 - - - - - (\$ 5,000.00) Dollars,

with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Fifty Four and 13/100 dollars - - - - - (\$ 54.13) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said W. Maynard Brown and Mary D. Brown, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, located on the Northern side of Highway No. 13 1/2 (Saluda Gap Road) and having the following metes and bounds, to wit:

BEGINNING in the fork of Branch Waters of Beaver Dam Creek and runs thence S. 25 W., 20.55 chains (1356.30 feet) to a iron spike in the center of said road; thence with said road N. 82 E., 2 chains (132 feet) to an iron spike in road; thence N. 25-00 E., 19.40 chains (1280.4 feet) to a spike in the branch waters of Thompson's Beaver Dam Creek; thence with the said creek N. 42.50 W., 1.91 chains (126.06 feet) to the beginning corner and containing 3.9 acres more or less.

ALSO: All that certain piece, parcel or lot of land in said county and state aforesaid, adjoining the above described tract on the East and having the following metes and bounds, to wit:

BEGINNING on an iron pin in the said road and runs thence S. 80 1/2 E., 300 feet to an iron pin in said road near a double persimmon; thence N. 31 & 7/8 E., 119 1/2 feet more or less to top of a large rock in center of branch; thence up the branch, the branch the line N. 63 W., 242 feet to a bend and N. 53 1/2 W., 178 feet to stake in center of branch; thence with the above described tract S. 26-00 W., 1298 feet to the beginning corner, containing 10 acres more or less.

LESS HOWEVER, that 1 ac. lot heretofore conveyed to John R. Davis by deed recorded in deed book 498 page 180, and easement and one-half interest in well as conveyed by deed recorded in deed book 498 page 150, Greenville County R. M. C. Office. This is the greater part of same conveyed to John G. Davis by deed recorded in deed book 436 page 443, R. M. C. Office for Greenville County, said John G. Davis died testate April 13, 1966 (Apt. 964 File No. 2-A), leaving all property to wife, Hester Katherine Davis.

This is the same property conveyed to us by Hester Katherine Davis by deed dated June 1, 1969; to be recorded in the R. M. C. Office for Greenville County.