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MORTGAGE OF REAL ESTATE--Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

BOOK 1134 PAGE 15

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Henry M. Spann

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jerry L. Brown

(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 Five Hundred and No/100-----

Dollars (\$ 5,500.00) due and payable

upon sale of house to be constructed on Lot 54, Hillsborough Drive, Merrifield Park,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: upon payment of principal/

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, on the southern side of Hillsborough Drive, being shown as Lot 54 on a plat of Merrifield Park recorded in the RMC Office for Greenville County in Plat Book "000", at Page 177, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Hillsborough Drive at the joint front corner of Lot 52 and running thence with the line of Lot S. 19-00 W. 180 feet to an iron pin in line of Lot 81; thence with the line of Lots 81 and 80 N. 71-00 W. 110 feet to an iron pin at the rear corner of Lot 54; thence with the line of Lot 54 N. 19-00 E. 180 feet to an iron pin on the southern side of Hillsborough Drive; thence with the southern side of Hillsborough Drive S. 71-00 E. 110 feet to the beginning corner.

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.