

FILED  
GREENVILLE CO. S. C.  
FEB 5 4 15 PM '70  
OLLIE FARNSWORTH  
R. H. C.

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James P. Brookman and Joan Brookman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clara Mae Brookman

(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, Six Hundred and no/100---

Dollars (\$ 2,600.00 ) due and payable  
as follows: Interest at the rate of eight per cent per annum shall be due on the unpaid balance one month after date and on each and every month thereafter until this debt has been paid in full. This note is payable on demand. Amounts of payment to principal per month at option of payors, with obligation to be paid in full in five years

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, in Greenville Township, about two miles and a half northwest of Greenville Court House, lying between the Paris Mountain Road and the road leading from the American Spinning Company to Paris Mountain Road, and having the following boundaries:

BEGINNING at an iron pin on a street at the corner of lot of J. N. Smith and running thence with the south side of said Street, N. 56½ W. one hundred feet to an iron pin; thence S. 23½ W. one hundred ninety-five feet, more or less, to a stake; thence S. 56½ E. one hundred feet to a stake in line of J. N. Smith; and thence with his line, N. 23½ E. one hundred ninety-five feet, more or less, to the beginning corner, and known as Lot Number seven on plat made by W. A. Hudson, D. S. January 13, 1908, except a strip five feet wide, which has been reserved from the southern side of said lot, next to the land of American Spinning Company.

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.