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GREENVILLE CO. S. C.

JUL 23 11 16 AM '70

OLLIE FARNSWORTH  
R. M. C.

BOOK 1161 PAGE 263



First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT A. BROWN AND

REBECCA W. BROWN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of - - - - -Forty Thousand and No/100ths- - - - - DOLLARS (\$ 40,000.00 ), with interest thereon at the rate of eight (8) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, being shown and designated as Lot No. 38, Chisolm Trail, of Section 2, Parkins Lake Development, near Greenville, South Carolina, according to a plat made October 22, 1962, by R. K. Campbell, Engineers, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book YY, at page 93, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Chisolm Trail at the joint front corner of Lot Nos. 38 and 39 and running thence along the line of Lot No. 39, N. 56-05 W. 170 feet to an iron pin at the joint rear corner of Lot Nos. 38 and 39; thence along the rear line of Lot Nos. 36 and 37, S. 29-40 W. 218 feet to an iron pin on Timrod Way; thence along Timrod Way, S. 69-45 E. 67.4 feet; thence continuing with the curve of Timrod Way, S. 57-45 E. 50 feet to an iron pin; thence along Chisolm Trail, N. 51-30 E. 91.4 feet to an iron pin; thence continuing with Chisolm Trail, N. 40-07 E. 100 feet to the beginning corner.

Being the same property conveyed to the Mortgagors herein by Deed of Sallie C. Huguenin, said Deed being dated March 17, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Book 886, at page 536.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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