

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 15 10 36 AM '71
GREENVILLE, S. C.
OLLIE FARNSWORTH
R. M. C.

BOOK 1187 PAGE 51

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. Roy Brown and Judy S. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cooper & Gibbs Real Estate, Inc.

(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 Three Thousand, Two Hundred and 00/100 Dollars (\$3,200.00) due and payable

in monthly installments of Twenty-Two and 92/100 (\$22.92) Dollars, beginning on the 6th day of May, 1971, and continuing on the like date of each month thereafter until paid in full, with payment first to interest and balance to principal until paid in full. Obligor may anticipate payment of principal in whole or part at anytime without penalty, and the balance if not sooner paid shall be due and payable on the 6th day of April, 1991 monthly with interest thereon from date at the rate of 8 1/2% 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, near the Town of Simpsonville, being known and designated as Lot 22 on a Plat of the D. N. Mayfield Estate, prepared by J. Q. Bruce, Surveyor, dated November 4, 1952, and recorded in Plat Book CC, Page 199, R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Holland Street, joint front corner with Lot 23 and running thence N. 68-55 E., 180 ft. to an iron pin; thence N. 21-05 W., 70 ft. to an iron pin; thence S. 68-55 W., 180 ft. to an iron pin on the Eastern edge of Holland Street; thence with the Eastern edge of Holland Street, S. 21-05 E., 70 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cooper & Gibbs Real Estate, Inc., to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage this date given to Fountain Inn Federal Savings & Loan Association,

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.