

PLAT OF LAND IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA, BEING REAL ESTATE
IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA, BEING REAL ESTATE

WHEREAS, C. O. RIDDLE, GRANTOR AND THOMAS J. BROWN

(hereinafter referred to as Mortgagor) is and has been indebted unto
THOMAS J. BROWN AND VELMA P. 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 to the sum of

Three Thousand Seven Hundred Fifty and No/100 ----- Dollars (\$ 3,750.00) due and payable

Due and payable \$50.00 on or before the tenth day of April, 1971
and \$50.00 on or before the tenth day of each month thereafter until
paid in full, with interest first deducted and balance to principal

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 as-
signs:

"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, Fairview Township, containing 25 acres
in accordance with plat made for Thomas J. Brown dated February, 1971, by C. O.
Riddle and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of a County Road, joint corner with prop-
erty of Mildred H. Peden and running thence N 15-45 E, 91 feet to an iron pin;
thence continuing along the line of Peden property, N 41-30 E, 1160 feet to an
point in the center of Gilder Creek; thence along the meanders of said Creek,
S 18-09 E, 94.6 feet; S 62-01 E, 93.7 feet; S 33-06 E, 79.4 feet; S 18-13 W,
115.6 feet; S 30-07 E, 64.6 feet; S 76-49 E, 134.8 feet; S 20-27 E, 125.4 feet;
S 53-26 E, 193.6 feet; S 7-25 E, 61.9 feet; S 65-02 E, 65 feet to a point in
said creek; thence along the property of grantor S 29-12 W, 711.2 feet to an
iron pin; thence along property of Catherine D. Carroll Tr. S 9-26 W, 208 feet
to an iron pin in the center of said County Road; thence along said road the
following courses and distances, N 82-43 W, 100 feet; N 72-45 W, 100 feet;
N 60-10 W, 758 feet; N 49-25 W, 100 feet; N 32-27 W, 124.5 feet to an iron pin
in the center of said County Road, being the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.