

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1191 PAGE 325

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ROBERT R. BROWN AND LILLIE M. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto
CARLOS V. BROWN AND VILMA 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, in the sum of
Three Thousand Seven Hundred Fifty and No/100 ---- Dollars (\$ 3,750.00) due and payable

Fifty (\$50.00) Dollars on or before April 10th, 1971 and \$50.00 on or
before the 10th day of each month thereafter until paid in full in full,
with interest first deducted and balance to principal

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: monthly

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, being 250 feet from
the intersection of said County Road and Scuffletown Road and running thence
along property line of grantor, S 24-46 E, 518.5 feet to an iron pin; thence
along the line of property of Terrace Acres Subdivision, S 63-06 W, 1231.9 feet
to an iron pin; thence continuing along the line of said subdivision property
N 83-08 W, 504.5 feet to an iron pin; thence along the property of Willie and
Frances B. Harkins, N 19-32 E, 1044.6 feet to an iron pin in the center of said
County Road; thence along said Road, the following courses and distances,
S 72-45 E, 100 feet; S 82-43 E, 100 feet; S 89-44 E, 234.7 feet; N 88-09 E,
460.8 feet; N 85-00 E, 143.7 feet to an iron pin, 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.