

FILED
GREENVILLE (CO. S. C.)

BOOK 1198 PAGE 13

JUL 7 11 55 AM '71

OLLIE FARNSWORTH

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Grady D. Brown and Doris Y. Brown

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 **Nineteen Thousand and No/100** -----

DOLLARS (\$ **19,000.00**.....), with interest thereon from date at the rate of **Seven & Three-Fourths** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

November 1, 1996

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, known and designated as Lot No. 19 in accordance with Plat made for Mary E. Leake by Lewis C. Godsey, dated August, 1960, and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin at the intersection of Bryson Drive and a new cut street and running thence along said new cut street, N. 64-47 W., 138.2 ft. to an iron pin; thence, S. 28-30 W., 150 ft. to an iron pin; thence, S. 64-47 E., 57.2 ft. to an iron pin on the edge of Bryson Drive; thence along Bryson Drive, N. 56-30 E., 174 ft. to an iron pin, being the point of beginning.

LESS HOWEVER: a 10 foot strip on the new cut road as shown on a Plat of Property of Mrs. Mary E. Leake recorded in the R.M.C. Office for Greenville County in Plat Book CCC, Page 49. Said 10 foot strip being deeded to Greenville County in Deed Book 711, Page 425.

This is the same property conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 662, Page 94.