

HORTON, DRAWDY, DILLARD, MARCHAND & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 28 3 46 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HERMAN W. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES H. TRAMMELL

(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 One Thousand Eight Hundred and No/100----- Dollars (\$1,800.00) due and payable

six months after date,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually.

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 piece, parcel or lot of land situate, lying and being on the North-eastern side of Millbrooke Court, in Greenville County, South Carolina, being shown and designated as the Southwesternmost portion of Lot No. 16 on a Plat of PINE KNOLL FOREST recorded in the RMC Office for Greenville County, S. C. in Plat Book XX, page 187, and having according to a revision thereof made by Carolina Engineering & Surveying Company dated June 24, 1971, the following metes and bounds, to wit;

BEGINNING at an iron pin on the Northeastern side of Millbrooke Court at the joint front corners of Lots Nos. 16 and 17, and running thence along the common line of said lots, N. 81-28 E., 128.5 feet to an iron pin; thence along the line of property now or formerly owned by Payne, N. 18-46 E., 22 feet to an iron pin in or near a stream; thence with stream as the line, the traverse line being N. 29-50 W., 169.4 feet to an iron pin; thence S. 77-55 W., 25 feet to an iron pin at the rear corner of Lot No. 15; thence along the line of said lot, S. 23-42 W., 133.7 feet to an iron pin on Millbrooke Court; thence with the curve of Millbrooke Court, the chord of which is S. 46-11 E., 35 feet to a point; thence continuing with the curve of Millbrooke Court, the chord of which is S. 5-19 E., 35 feet to an iron pin, the beginning corner.

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.