

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

OCT 20 4 28 PM '71 WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Harold Kenneth Davis and William L. Wylie, Jr., are

(hereinafter referred to as Mortgagor) well and truly indebted unto

Geraldine T. Brinkman

(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 Eleven Thousand and No/100-----

Dollars (\$ 11,000.00) due and payable

Due and payable on or before one (1) year from date

with interest thereon from date at the rate of $7\frac{1}{2}\%$ seven and one-half (7-1/2%) per centum per annum, to be paid: monthly; first interest payment due on November 15, 1971.

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, being known and designated as portions of Lots 10 and 11 as shown on a resubdivision of Property of O. Y. Brownlee, et al. according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book Q at Page 164 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of Monteith Circle 651.6 feet north from Old Augusta Road at the corner of Lot 9 and running thence S. 86-36 W. 266.2 feet; thence N. 28-06 E. 30 feet to stake at the corner of Lot 11; thence N. 74-37 E. 122.9 feet; thence N. 83-58 E. 36.7 feet to an iron pin; running thence N. 62-00 E. 29.1 feet; thence N. 66-00 E. 38.5 feet to a point on Monteith Circle; thence with the western side of Monteith Circle, S. 28-47 E. 71.3 feet to the point of beginning;

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 324 of a subdivision known as Pleasant Valley according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 114 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Pacific Avenue, joint front corner of Lots 323 and 324, which iron pin is 237.3 feet west of an iron pin in the northwestern intersection of Phoenix Avenue and Pacific Avenue; thence N. 0-08 W. 147 feet; thence S. 89-52 W. 60 feet; thence S. 0-08 E. 147 feet; thence with the northerly side of Pacific Avenue, N. 89-52 E. 60 feet to the point of beginning;

P. H. W. J.

Upon payment of \$5,000.00 the mortgagee will release No. 12 Monteith Circle and upon payment of \$6,000.00 No. 10 Pacific Avenue will be released.

Together with all and singular rights, members, herditaments, 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.