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GREENVILLE CO. S. C.

OCT 22 3 59 PM '71

OLLIE FARNSWORTH  
R. M. O.

BOOK 1211 PAGE 70

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: MELVIN O. BROWN &

SYLVIA W. BROWN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 Twenty-eight Thousand and No/100-----

DOLLARS (\$ 28,000.00 ), with interest thereon as provided in said promissory note, 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, October 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 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 on the Eastern side of Basswood Drive in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 119 on a Plat of HILLSBOROUGH, Sec. 2, made by Jones Engineering Services, dated November, 1970, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, page 51, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Basswood Drive at the joint front corners of Lots Nos. 118 and 119, and running thence along the common line of said lots, N. 57-24 E., 140 feet to an iron pin; thence N. 32-36 W., 110 feet to an iron pin at the joint rear corners of Lots Nos. 119 and 120; thence along the common line of said lots, S. 57-24 W., 140 feet to an iron pin; thence along the Eastern side of Basswood Drive, S. 32-36 E., 110 feet to an iron pin, the beginning corner.