

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
Dec 2 10 56 AM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1215 PAGE 339

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DANNELLE C. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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 Three Thousand and no/100 Dollars (\$ 3,000.00 ) due and payable

180 days from the date hereof,

with interest thereon from date at the rate of Eight per centum per annum, to be paid: In advance for first 180 days. After maturity at the rate of 8% to be paid when note satisfied.

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

ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as "Property of Dannelle C. Brown" according to a plat prepared by C. O. Riddle, R.L.S., dated March 17, 1971 and recorded in the Office of the R.M.C. for Greenville County, South Carolina in Plat Book 4K at Page 91, containing 6.05 acres, more or less, and being a portion of that property conveyed jointly to the Grantor herein identified in Deed Book 686, at Page 339 of the R.M.C. Office for Greenville County, South Carolina and being more particularly described, according to the plat referred to hereinabove, as follows, to-wit:

BEGINNING at a point on the northwest side of Brown Road and running thence N. 61-45 E. 280.7 feet to an iron pin; thence S. 3-21 W. 420 feet to a hickory; thence S. 51-53 E. 218.6 feet to an iron pin; thence S. 50-09 W. 195 feet to an iron pin and stone; thence S. 4-27 E. 362.1 feet to an iron pin; thence N. 83-54 W. 289.7 feet to an iron pin; thence N. 20-21 W. 200 feet and half the distance of the road to an iron pin in the center of said Brown Road; thence N. 13-22 E. 200 feet to an iron pin; thence N. 19-18 E. 250 feet to an iron pin; thence N. 7-32 E. 122.7 feet to an iron pin; thence N. 23-46 W. 149.7 feet to an iron pin, the point of beginning.

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.