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State of South Carolina

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LOLLIE FARNSWORTH

R. M. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Robert G. Brown and Eleanor C. Brown SEND GREETING:

WHEREAS, we the said Robert G. Brown and Eleanor C. Brown in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty One Thousand and No/100 (\$ 21,000.00) Dollars, with interest from the date hereof at the rate of seven 7/8 per cent (7 7/8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Sixty Nine and 18/100 (\$ 169.18) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Robert G. Brown & Eleanor C. Brown, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagees in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged); have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as all of lot number Thirty five (35) on plat entitled Morningside, recorded in plat book "EE" pages 2 and 3 Greenville County R. M. C. Office and having the following metes and bounds, to wit:

Beginning at an iron pin on the Northern side of Estanolle Street at the joint corner of lots 35 and 51 and running thence N. 34-25 W., 167 feet to iron pin at corner of lot number 34; thence with the line of lot No. 34, S. 62-22 W., 192.5 feet to iron pin on Richbourg Road; thence with the eastern side of Richbourg Road, S. 32-11 E., 143.7 feet to an iron pin; thence with the curve at the intersection of Richbrough Road and Estanolle Street, the cord of which is S. 79-51 E., 39.1 feet to an iron pin on Estanolle St.; thence with the northern side of Estanolle St., N. 61-32 E., 170.9 feet to the beginning corner.

Property conveyed subject to restrictions recorded in book 470 page 369, Greenville County R. M. C. Office and easements of record.

This is the same property conveyed to J. Earle Watkins by deed recorded in deed book 622 page 9, Greenville County R. M. C. Office and the same received by Grace Miles Watkins from the estate of John Earle Watkins, Apt. 1137 file 1, Greenville County Probate Office.

This is the same property conveyed to us by Grace Miles Watkins by deed dated 1-7-72 to be recorded in R. M. C. Office for Greenville County.