

GREENVILLE CO. S. C.

BOOK 1238 PAGE 171

STATE OF SOUTH CAROLINA

JUN 21 9 57 AM '72

COUNTY OF GREENVILLE

ALIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Clyde J. Brown and Donna M. Brown, are

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

A. M. Bridges

(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 Two Thousand, Nine Hundred Fifty and No/100----- Dollars (\$ 2,950.00 ) due and payable

in thirty-six (36) installments of Eighty-One and 95/100 (\$81.95) Dollars each beginning on the \_\_\_\_\_ day of \_\_\_\_\_ and continuing on the \_\_\_\_\_ day of each and every succeeding month thereafter until paid in full

of maturity

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid:

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 shown and designated as Lot 23 on plat entitled Property of A. M. Bridges, Woodruff Road Heights, recorded in the R. M. C. Office for Greenville County in Plat Book 4-G at Page 159 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Lori Drive at the joint front corner of Lots 22 and 23 and running thence with the joint line of said lots, N. 79-16 E. 283.7 feet to an iron pin; thence continuing the same course to the center of a branch; thence with the branch as the property line, the traverse of which is S. 52-28 E. 138.2 feet to an iron pin; thence S. 66-09 W. 97.5 feet to an iron pin; thence S. 9-31 E. 212 feet to an iron pin, the joint rear corner of Lots 23 and 24; thence N. 78-41 W. 300 feet to an iron pin on the eastern side of Lori Drive; thence with Lori Drive, N. 00-19 E. 113.5 feet to an iron pin; thence continuing with the curve of Lori Drive, N. 21-41 W. 113.5 feet to the beginning corner;

It is understood and agreed that this mortgage is junior in lien to the mortgage in favor of First Federal Savings and Loan Association in the sum of \$9,000.00 to be recorded.

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.