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GREENVILLE CO. S. C.

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BOOK 1271 PAGE 344

USL—FIRST MORTGAGE ON REAL ESTATE

DOYNE S. TANKERSLEY
R.M.C.

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. Roy Brown,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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-ONE THOUSAND FOUR HUNDRED FORTY AND NO/100 - - - -
DOLLARS (\$ 21,440.00 - -), with interest thereon from date at the rate of seven and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (7 3/4%)

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;

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, Oneal Township, about 2.5 miles north of the City of Greer, in the northwest corner of the intersection of Laurel Lane and Lee Circle, being known and designated as Lots Nos. 37 and 38, Section II, plat of property entitled HOLLIDAY HILL, recorded in Plat Book PPP, Page 5, and having metes and bounds as is thereby shown.

This property is subject to protective covenants recorded in Volume 800, Page 129.

This is the same property conveyed to mortgagor herein by deed of Margaret H. Strickland recorded in Volume 971, Page 213, R. M. C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

See Loan Modification Agreement, See R. E. M. Book 1289 page 724