

MORTGAGE OF REAL ESTATE-Prepared by GREENVILLE CO. S.C. WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

BOOK 1273 PAGE 295

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

COMPILED *File* DONNIE S. TANKERSLEY R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert L. Brown and Carmen Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edgar B. League and Eula T. League

(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-Two Thousand Five Hundred and No/100

-----Dollars (\$22,500.00) due and payable
in the following manner: \$7,500.00 shall be paid May 1, 1974; \$3,750.00 shall be paid May 1, 1975; \$3,750.00 shall be paid May 1, 1976; \$3,750.00 shall be paid May 1, 1977; and \$3,750.00 shall be paid on May 1, 1978 together with interest at the rate of six per cent to be computed and paid annually, commencing May 1, 1974 and interest to likewise be computed and paid annually on the same date in each succeeding year up to and including May 1, 1978.

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, and according to a plat prepared of said property by Terry T. Dill, Registered C.E. and L.S., April 5, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4Y, at Page 134, having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of Patrol Club Road and running thence, S. 17-32 E. 557 feet to a point in said road; thence continuing with said road, 510-50 W. 172 feet to a point in said road; thence continuing with said road S. 55-50 W. 347 feet to a point in said road; thence continuing with said road, S. 55-14 W. 214 feet to a point in said road; thence running with other land of the Grantor as the line, N. 16-39 W. 880 feet to an iron pin in the line of property owned by the Paris Mountain Golf Course; thence running with the common line, N. 73-14 E. 605 feet to a point in or near the center of Patrol Club Road, the point of beginning.

It is agreed and understood that the Mortgagee herein will release from the lien of this mortgage two (2) acres of the within described property upon the payment to him of the sum of Ten and No/100 (\$10.00) Dollars.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.