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GREENVILLE CO. S. C.

BOOK 1323 PAGE 705

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 20 5 05 PM '74  
RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert E. Brown, of the County and State aforesaid,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Moody E. Brown,

(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 -----

----- Dollars (\$ 22,000.00 ) due and payable

in monthly installments of One Hundred Fifty (\$150.00) Dollars each, commencing November 1st, 1974, and on the first day of each month thereafter, until paid in full, with the right to anticipate payment, in any amount, at any time, without penalty or notice,

with interest thereon from date at the rate of Six per centum per annum, to be paid: monthly.

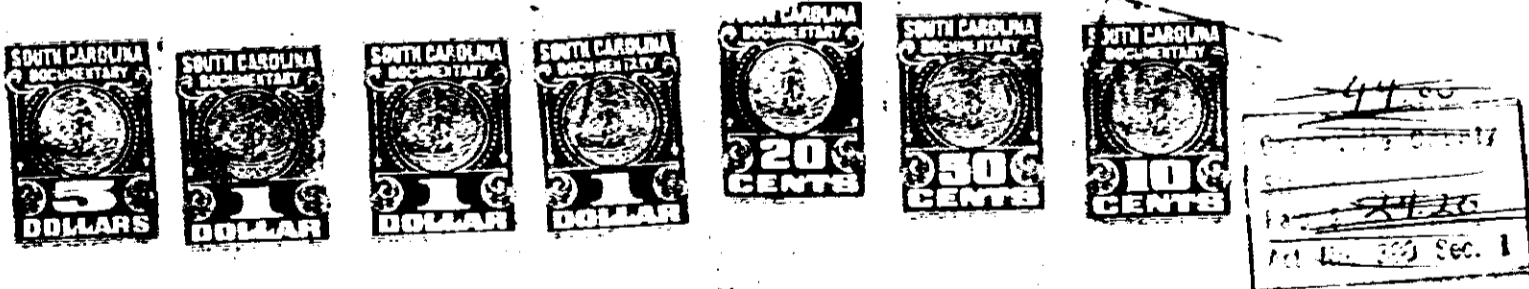
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Butler Township, being known and designated as Lot No. 13 on a Plat of Glenwood Acres, property of Azilee G. Boyd, recorded in the R.M.C. Office for Greenville County, in Plat Book "AA", Page 183, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Elmira Street, joint corner of Lots No. 13 and 14 and running thence with line of Lot No. 14 N. 25-24 W. 170 feet to an iron pin; thence with rear line of Lot No. 17 N. 64-36 E. 90 feet to an iron pin; thence with rear line of Lots No. 20 and 12 S. 25-24 E. 170 feet to an iron pin on the North side of Elmira Street; thence with Elmira Street S. 64-36 W. 90 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor, by deed from Azilee G. Boyd, dated March 25th, 1954, and recorded in the R.M.C. Office for Greenville County, in Deed Book 496, at page 391.



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.

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