

MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Sam L. Brown

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company (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

Four Thousand Seven Hundred Twenty-five and No/100 DOLLARS (\$ 4,725.00), with interest thereon from date at the rate of ----- per centum per annum; said principal and interest to be repaid: which includes interest thereon from date at the rate of seven (7%) percent per annum, said principal and interest to be repaid in sixty (60) equal monthly installments of \$78.75 each, the first of said installments due February 1, 1975 and a like installment due on the first day of each month thereafter until paid in full

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 Number 85, Section 3 of Sheffield Forest, on plat made by Carolina Engineering and Surveying Company dated May 26, 1965, and recorded in Plat Book III at Page 157 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Confederate Circle, at the joint front corner of Lots 85 & 86 and running thence with the common line of said lots, N 74-08 E 197.3 feet; thence along the rear line of Lot 85, S 30-15 E 136.0 feet to a point; thence, S 75-0 W 241.5 feet to an iron pin on the Northeastern side of said Circle; thence with the Northeastern side of said Circle, N 11-14 W 128.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Andrew C. Pacewic and Veronica M. Pacewic to be recorded herewith.

This mortgage is junior in lien to that certain mortgage in favor of Cameron Brown Company, recorded in Mortgage Book 1107 at Page 655, RMC Office for Greenville County.

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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.

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