

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marion Brown

hereinafter referred to as Mortgagor) is well and truly indebted unto L. M. Gillespie

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note or even date hereunto, the terms of which are incorporated herein by reference, in the sum of **Fifteen Hundred**

----- Dollars (\$ 1500.00) due and payable

monthly,

with interest thereon from date at the rate of 8% per centum per annum, to be paid at the rate of \$30.42 per month, commencing March 14, 1975.

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 sums for which the Mortgagor may be indebted to the Mortgagee, and in consideration of the further sums made to or for his account by the Mortgagee, and in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee, he has and they have paid to the Mortgagee and have received the same 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, his successors and assigns.

ALL that certain 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 the remaining portion of Lot No. 31 and the adjoining strip from Lot # 30 on a plat of property of Mrs. H. D. Wilkins located in Plat Book F, page 209, R. M. C. Office for Greenville County, South Carolina, and having, according to a survey made by C. O. Riddle, February 7, 1968, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the east side of Hill Street, the joint front corner of the lot herein conveyed and new corner of Lot No. 30 and running thence with the joint line of said lots N. 72-00 E. 57.25 feet to an iron pin, corner of property previously conveyed by grantor herein to Ralph L. Brownlee; thence with the Brownlee line S. 16-14 E. 66 feet to an iron pin on the line of lot No. 32; thence S. 72-00 W. 73.25 feet to an iron pin on the east side of Hill Street; thence with the east side of Hill Street N. 2-44 W. 68.3 feet to an iron pin, the point of beginning.

5.60



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.

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