MORTGAGE OF REAL ESTATE

1243 187

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
1 2 23 PM '75
LONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, Bennie F. Brown, Jr. SEND GREETING

WHEREAS, I the said Bennie F. Brown, Jr.

in and by my certain promissory note in writing of even date with these Presents am well and truly indebted unto the Citizens Building and Loan Association, Greer, S. C. in the full and just sum of

Twenty Two Thousand and No/100 ---------- $ 22,000.00 Dollars

with interest from the date hereof at the rate of nine per cent 9 % per annum, unpaid interest to bear interest at the same rate, to be repaid in monthly installments of One Hundred Ninety Seven and 94/100 - ---------- $ 197.94 Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance and expenses as mentioned in said note, shall have been paid, said monthly payments to be applied first to the payment of interest and then to the payment of principal, costs, expenses and insurance, if any, incurred, and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind;

KNOW ALL MEN BY THESE PRESENTS, That I the said Bennie F. Brown, Jr.

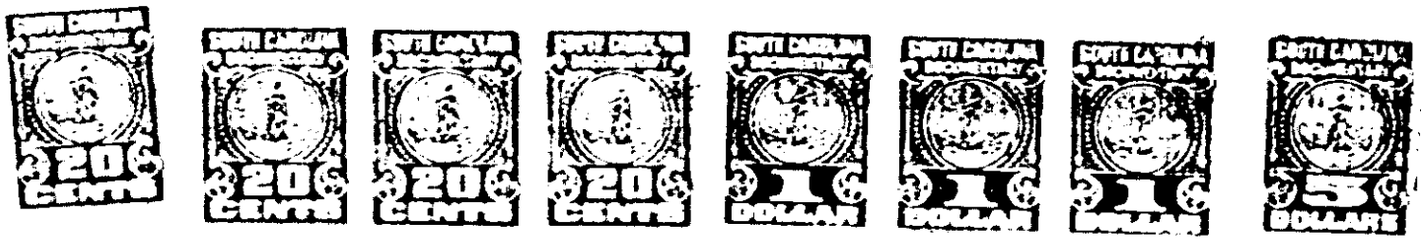
in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said Citizens Building and Loan Association, Greer, S. C. according to the terms of the said note, and in consideration of the further sum of Three ($3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Citizens Building and Loan Association, Greer, S. C. its successors and assigns:

That certain lot, piece or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, lying on the north side of County Road known as Chick Springs Road, being cut out of the southwest corner of the property conveyed to Bennie F. Brown, Sr. by deed recorded in the R. M. C. Office for Greenville County in Deed Book 906 at page 289, and having the following courses and distances:

Beginning at a point in the center of the said Chick Springs Road, joint corner of property of Deveor, and runs thence with the common line of the said parties, N. 2-00 W. 20 feet to an iron pin on the north side of the said road, then continueing the said common line, for a total distance of 217 feet to an iron pin on the said line; thence a new line, N. 80-30 E. 110 feet to an iron pin; thence S. 9-45 E. 184.4 feet to a point in the center of the said road; iron pin back on line at 23 feet; thence with the center of the said road, S. 67-15 W. 141.6 feet to the beginning point.

This is the same conveyed to me by Bennie F. Brown, Sr. by deed dated June 17, 1975 to be recorded in the R. M. C. Office for Greenville County.

5 P.S.C



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