

GREENVILLE CO. S.C.

BOOK 1353 PAGE 795

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Ray A. Brown and Doris M. Brown hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain promissory note in writing, of even date with these Presents, are well and truly indebted to Markley A. Edwards and Agnes S. Edwards

hereinafter called Mortgagee, in the full and just sum of

Ten Thousand Six Hundred Ninety and 35/100 (\$10,690.35) DOLLARS, to be paid in monthly installments of One Hundred Thirteen and 93/100 (\$113.93) Dollars each, beginning on the 15th day of December next hereafter, and on the same day in each succeeding month until paid in full

with interest thereon from date at the rate of six per centum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing 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 Mortgagee, their heirs and assigns:

All that certain lot of land located in the State of South Carolina, County of Greenville, O'Neal Township, containing 1.34 acres, more or less, on the Northeast side of a dirt road running off Edwards Lake Road, and being more particularly shown on a survey entitled "Plat of Lot of Markley A. Edwards sold to James W. Stockton", dated June 11, 1971, prepared by Terry T. Dill, Surveyor, recorded in Plat Book SSS page 423, and, according to said plat, having the following metes and bounds:

BEGINNING at a point in center of a fifty-foot dirt road (iron pin back at 25 feet), and running thence along and with said dirt road, N 41-20 W 233 feet to a point in center of said road (iron pin on East side at 25 feet); thence N 66-25 E 317 feet to an iron pin; thence S 19-55 E 198.7 feet to an iron pin; thence S 60-38 W 235 feet to the point of beginning.

It is mutually agreed between the parties hereto that in the event mortgagors should decide to sell the within mortgaged property during the life of this mortgage, mortgagees shall have first option to purchase same at the then fair market value.

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