

Evelyn Cox Waddill, 122 Montclair Avenue, Greenville, S.C. 29609

STATE OF SOUTH CAROLINA

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1393 PAGE 786

COUNTY OF Greenville

5 11 35 AM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Thomas Leroy Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn Cox Waddill

(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 Seven Thousand Nine Hundred and no/100 ----- Dollars (\$7,900.00) due and payable

in equal monthly installments of Seventy-five and 51/100 (\$75.51) for Fifteen years (15), commencing on the first day of May, 1977 and continuing on the first day of each month thereafter until paid in full.

With interest thereon from date at the rate of eight 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, Greenville Township, being a portion of Lot No. 5, Block D of Buist Circle, according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book C, page 10, and having the following metes and bounds:

BEGINNING at a point 460 feet from Rutherford Street on the south side of Buist Avenue and running thence with said Buist Avenue S. 65 E. 50 feet; thence S. 25 E. 165 feet; thence N. 65 W. 50 feet; thence N. 25 E. 165 feet to the beginning corner.

THIS being the same property conveyed to Thomas Leroy Brown by deed of Evelyn Cox Waddill dated April 4, 1977, recorded in the R.M.C. Office for Greenville County in Deed Book 1054 at page 82.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
1977-5 77  
\$03.18  
R3 11215

Together with all and singular rights, members, herditaments, 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.

57000000  
250 AR

4328 RV-2