

OCT 4 1 37 PM '77

BOOK 1412 PAGE 4

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DORRIS S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry J. Brown and Etta M. Brown

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

Two thousand one hundred sixty - one and 03/100----- Dollars (\$ 2,161.03 ) due and payable in monthly payments of \$75.00 each, to be applied first to interest with balance to principal, the first of these due November 15, 1977 with a like sum payable on the 15th day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 9 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:

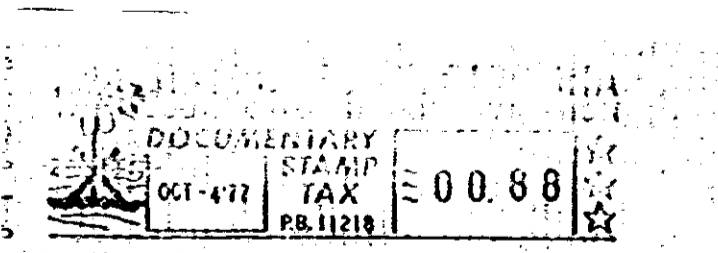
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Grove Township about three miles from Piedmont, known as the greater portion of Tracts Nos. 1 and 2 of the property of J. C. Porter and Oliver Smith as shown on plat thereof made by W. J. Riddle, Surveyor, October, 1948, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the southwest corner of Tract No. 2 on the southern side of the road leading from Piedmont to Waycross Church and running thence along the line of said tract N. 66 E. 293 feet to an iron pin in said road; thence N. 88-30 E. 182.1 feet to an iron pin near the southern side of said road at Jenkins Corner; thence in a Northeasterly direction, 50 feet, more or less, to an iron pin in the center of said road, at the joint corner of Tracts. Nos. 1 and 2; thence continuing along said road N. 77-15 E. 100 feet to an iron pin; thence N. 56-45 E. 140 feet to an iron pin; thence continuing along said road in a Northeasterly direction, 300 feet to an iron pin in the center of said road in Coker's line; thence along the line of Coker's property N. 25-0 W. 1944 feet to an iron pin at a poplar near a branch; thence along the branch as the line S. 71-15 W. 224 feet to an iron pin at a point in said branch; thence N. 81-0 W. 164 feet to a point in the center of said branch; thence continuing along said branch S. 85-30 W. 322 feet to an iron pin in the line of property now or formerly belonging to Owens; thence along the line of Owens property S. 13-30 E. 2,057 feet to an iron pin, at the beginning corner.

This being the same property conveyed to Henry J. Brown and Etta M. Brown by deed of Warren H. Taylor dated July 2, 1955, and recorded in Deed Book 530, at page 103 in the Office of the RMC for Greenville County.



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

4328 RV-23