

MAR 24 10 40 AM '78  
BUNNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Hoyle W. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, its successors and assigns P. O. Box 127, Taylors, S. C., 29687

(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

Five Thousand Five Hundred and 00/100-----Dollars (\$5,500.00 ) due and payable in sixty (60) monthly installments of \$114.18 beginning April 24, 1978

with interest thereon from date at the rate of 9% per centum per annum, to be paid: Included in above payments

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, being shown on a plat of Fannie M Childress and Hoyle Brown, prepared by Jones Engineering Service, Sept. 16, 1971, and being a portion of Lot No. 1 and according to said plat has the following courses and distances:

BEGINNING at an iron pin on Pinnacle Drive and running thence S. 66-22 E. 36.2 feet to an iron pin on said Pinnacle Drive, thence N. 72-55 E. 174 feet to a point on Pinnacle Drive, thence N. 19-39 W. approximately 112.4 feet to a point on the line of Lot No. 2, thence S. 72-26 W. 45 feet to an iron pin on line of Lot No. 2, thence S. 85-50 W. 155.2 feet to an iron pin on bank of Pinnacle Drive, thence S. 19-39 E. 123 feet along Pinnacle Drive to the point of beginning. It being the intention of the Grantor to convey to the Grantee a lot 200 feet deep and following the width of the above mentioned plat.

THIS is the identical property conveyed to Hoyle W. Brown by deed of Alvin Dean Childers and Naomi K. Childers on March 23, 1978 and duly recorded in Deed Book 1075 at page 879 on March 24, 1978 in the R.M.C. Office for Greenville County.

ALSO, ALL that piece, parcel, or lot of land, located in Greenville County, State of South Carolina near the Town of Taylors, being shown on a plat prepared for Fannie M. Childress and Hoyle Brown by Jones Engineering Service, September 16, 1971 shown as Lot No. 2 on said plat and containing approximately 1.8 acres, more or less and being more particularly described as follows:

BEGINNING at an iron pin on Pinnacle Drive and running thence N. 85-50 E. 155.2 feet to an iron pin, thence N. 72-26 E. 100 feet to an iron pin; thence N. 74-44 E. 233.5 feet to a pin, thence N. 16-32 W. 90 feet to an old iron pin, thence S. 80-35 W. 497.2 feet to an iron pin; thence S. 19-39 E. 120 feet to the beginning corner.

THIS conveyance is the identical property conveyed to Hoyle Brown by deed of Fannie Mae Childers on September 23, 1971 and duly recorded October 5, 1971 in the Deed Book 926 at page 595 in the R.M.C. Office for Greenville County.

THIS property is subject to a Duke Power Right-of-Way on the rear.

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

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