

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

MAY 2 8 55 AM '78

BOOK 1430 PAGE 739

COUNTY OF GREENVILLE

RONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Waverly L. Brown and Delores Ann Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, Greer, 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 --Eleven Thousand and NO/100--

Dollars (\$ 11,000.00) due and payable

in monthly installments of One Hundred Eleven and 58/100 (\$111.58) Dollars each, first payment due and payable on June 5, 1978, and to continue on the 5th day of each and every month thereafter until paid in full; entire balance of principal and interest due and payable on or before fifteen years from date;

with interest thereon from date at the rate of -9- per centum per annum, to be paid: in said monthly installments

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, and on the East side of North Avenue and having the following metes and bounds, to-wit:

BEGINNING at a point on the East side of North Avenue, corner of property of Fred L. Crow, and running thence along the said property, S. 73 3/4 E. 75 feet to iron pin; thence S. 16 1/2 W. 72 feet to iron pin on the line of property of Mrs. F. G. James; thence along the line of property of Mrs. F. G. James, N. 73 3/4 W. 75 feet to a point on the East side of North Avenue, corner of property of Mrs. F. G. James; thence along the East side of North Avenue, N. 16 1/2 E. 72 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to mortgagors by deed of Irene Tillotson, et al to be recorded herewith.

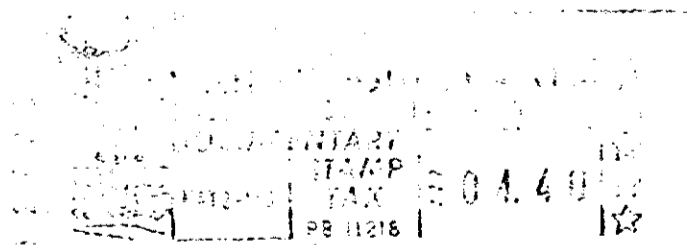
Bank of Greer, 601 N. Main St., Greer, S.C. 29651

Waverly L. Brown, 102 North Avenue, Greer, S.C. 29651

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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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