

MORTGAGE OF REAL ESTATE -

BOOK 1448 PAGE 743

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C. }
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JEWELL E. BROOKS AND EVELYN A. BROOKS

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

(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 Sixteen Thousand and No/100-----

Dollars (\$ 16,000.00) due and payable

in 120 equal monthly installments of \$194.13 commencing November 6, 1978, and \$194.13 on the 6th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Eight (8%) per centum per annum, to be paid monthly

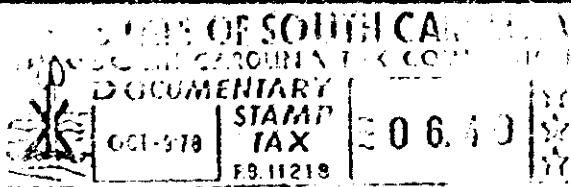
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and being shown and designated on a Plat of Lillie Mae Garland, prepared by W. R. Williams, Jr. in September, 1978, which plat is filed contemporaneously with the deed and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway 276 at its intersection with Kathryn Street; thence with the northern side of Kathryn Street, S. 66-57 W. 35.7 feet to an iron pin; thence along Kathryn Street, N. 68-18 W. 163.1 feet to an iron pin; thence N. 22-30 W. 139.6 feet to an iron pin; thence with the common line of Simmons, S. 67-38 E. 188.1 feet to an iron pin; thence with the edge of U. S. Highway 276, S. 22-31 W. 112.3 feet to the beginning corner, containing 0.59 acres, more or less.

DERIVATION: Lillie Mae Garland to Jewell E. Brooks and Evelyn A. Brooks, Deed Book 1089, Page 529, recorded October 9, 1978.



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

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