

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

URGENT FILED
CO. S. C.
30 PM '80
R.H.C.
ANNERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FLOYD R. AND BEVERLY U. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto
IRVING L. AND DOROTHY M. URCH

(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 thirty thousand and no/100 Dollars, \$30,000.00; due and payable

in equal monthly installments of \$200.00 each month commencing August 1, 1979 and continuing thereafter on the 1st day of each month until November 1, 1987 or until the 1st day of the month following payment in full of that certain promissory note given by Floyd R. and Beverly U. Brown to Irving L. and

(CONTINUED BELOW)

with interest thereon from date at the rate of 8% per centum per annum, to be paid: with 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, in Chick Springs Township, being known and designated as Lot No. 27 of a subdivision known as Woodland Hills according to a plat thereof made by Dalton & Neves, Engineers, May, 1951 and recorded in the RMC Office for Greenville County in Plat Book Y, at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Wildwood Road, joint front corner of Lots 27 and 28, and running thence along the east side of Wildwood Road, S. 17-0 E. 100 feet to an iron pin at the joint front corner of Lots 26 and 27; thence along the joint line of said lots, N. 73-0 E. 170 feet to an iron pin at the joint corner of Lots 23 and 24; thence along the rear line of Lot 23, N. 17-0 W. 100 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along the joint line of Lots 27 and 28, S. 73-0 W. 170 feet to the beginning corner.

This being the identical property conveyed to the mortgagors by deed of Irving L. and Dorothy M. Urch to be recorded of even date herewith.

This mortgage is second and junior in lien to that certain mortgage given to Irving L. and Dorothy M. Urch in the amount of \$5,000.00 dated July 6, 1979 to be recorded of even date herewith.

(CONTINUATION OF TERMS FROM ABOVE)

Dorothy M. Urch on July 6, 1979 in the amount of \$5,000.00 at which time said payments shall change and shall be in 240 equal monthly installments of \$250.94 and continuing on the 1st day of each month thereafter until paid in full.

6070
JAN 29 1980
1070

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JAN 29 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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.

0.460

4328 RV-2