32 TEMPLEWOOD DRIVE, GREENVILLE, S.C. 29611

BOOK 1574 PAGE 136

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
G.S.C.
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ERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS ROGER BROWN AND PAMELA AYERS BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOE D. BROWN AND BETTY JO ANDERS BROWN

(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 ONE HUNDRED AND 00/100----------

Dollars ($ 5,100.00) due and payable

pursuant to terms of note of even date.

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, containing .63 acres, more or less on the southern side of South Welcome Road and having according to a plat of the Property of CHERYL JEAN TUCKER SAMS, made by T. H. Walker, Jr., Surveyor, dated May 26th, 1979, said metes and bounds as will appear by reference thereto.

This is the same property conveyed to the Mortgagors herein by deed of Cheryl Tucker Sams dated June 29, 1982 and recorded herewith.

DOCUMENTARY STAMP TAX 22.04

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 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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