

BOOK 1833 PAGE 511

LAW OFFICES OF JOHN W. HOWARD GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
NOV 15 1983
R.M.C.

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

WHEREAS, Ann Vickers Powers and Betty L. Duckworth, or survivor, as joint tenants with right of survivorship,
(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Maynard Brown and Mary D. 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 Twenty-One Thousand and 00/100-----

Dollars (\$21,000.00) due and payable
in 60 monthly installments of \$467.14, however, during the first year of this indebtedness, the debtors may pay interest only with minimum monthly payments of \$210.00. There is no penalty for the pre-payment of any principal sum due hereunder.
with interest thereon from _____ date at the rate of 12 per centum per annum, to be paid: monthly as simple interest.
The first payment is due December 1, 1983.

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 and designated as a 12.3 acre, more or less, tract on "Survey for Betty L. Duckworth and Ann V. Powers", which survey is dated October 24, 1983, prepared by Carolina Surveying Company, said survey being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 106, Page 47, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed of the Mortgagees herein, of even date, to be recorded herewith in the RMC Office for Greenville County, South Carolina.

Mortgagees' address: 184 Gordan Drive, Spartanburg, S. C. 29301.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV-1-83
TAX
\$ 08.40

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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