



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

.. (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

To All Whom These Presents May Concern:

We, Grady S. Brooks and Betty Brooks, of Greenville County,

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Eleven Thousand and No/100-----(\$ 11,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, shown as Lot No. 2 on a plat of property of Thomas H. McGowan, prepared on February 16, 1963 by Terry T. Dill, Registered Surveyor, containing 1.47 acres, more or less, recorded in the R. M. C. Office for Greenville County in Plat Book EEE, Page 15, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway No. 415, at the joint front corner of Lots Nos. 2 and 3, and running along the line of Lot No. 3, S. 21-00 W. 359 feet to an iron pin; thence along the rear of Lot No. 2, N. 63-45 W. 175 feet to an iron pin; thence along the line of Lot No. 1, N. 24-12 E. 422.5 feet to an iron pin on the southern side of S. C. Highway No. 415; thence along the southern side of said Highway, S. 41-26 E. 170 feet to the point of beginning; being the same conveyed to us by Thomas H. McGowan (same as Hezzie McGowan and T. H. McGowan) by deed dated September 2nd, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 732, at Page 130.

PAID, SATISFIED AND CANCELLED First Federal Savings and Lean Association of Greenville, S. C.

Jinan W. Bolding asst. secty Theathor Provident of April 3 1969 Winner Glayton SATISFIED AND CANCELLED OF RECORD

3 DAY OF agent 1367

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:460'CLOCK 7 M. NO. 2360.