First Mortgage on Real Estate

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## MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DANNELLE C. BROWN and WADE D. BROWN, JR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 refer-

ence, in the sum of Seventeen Thousand and No/100ths ----

DOLLARS (\$ 17,000.00 ), with interest thereon from date netween as provided in said promissory note and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

## May 1, 1989

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southern side of Tindal Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat of Crescent Terrace, prepared by R. E. Dalton, dated July 1919, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Tindal Avenue at the joint front corner of Lots Nos. 6 and 7, which iron pin is located 134 feet in an Easterly direction from the intersection of Capers Street and Tindal Avenue, and running thence with the line of Lot No. 6 S. 0-53 E. 200 feet to an iron pin in the rear line of Lot No. 20; thence with the rear lines of Lots Nos. 20 and 19 N. 89-07 E. 67 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 8 N. 0-53 W. 200 feet to an iron pin on the Southern side of Tindal Avenue; thence with the Southern side of Tindal Avenue S. 89-07 W. 67 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Claudia Darlington McCrady Gwinn, and Perry E. Gwinn, Jr., Executor of the Estate of Edward McCrady, dated May 5, 1969, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.