

GREENVILLE CO. S. C.

BOOK **1180** PAGE **353**

FEB 9 2 04 PM '71

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Charles P. Brown**

Taylor, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto **Harold W. Wagner and Evelyn C. Wagner**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Three Thousand and no/100** Dollars (\$3,000.00--), with interest from date at the rate of **seven** per centum (7 %) per annum until paid, said principal and interest being payable at the office of **Harold W. Wagner & Evelyn C. Wagner**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Sixty and no/100** Dollars (\$60.00-----), commencing on the **8th** day of **March**, 19 **71**, and on the **8th** day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina: lying on the southern side of the **Chick Springs Road** and the western side of the **St. Marks Road**, and being shown and designated as **Tract No. 2** on a plat of the property of **William G. Boroughs and Charles P. Brown**, dated **November 13, 1970**, prepared by **Carolina Engineering and Surveying Company**, recorded in the R.M.C. Office for **Greenville County** in **Plat Book 4-I**, page **21**, and, according to said plat, having the following courses and distances, to wit:

BEGINNING at an iron pin on the western side of **St. Marks Road**, the joint eastern corner of **Tracts 1 and 2** as shown on said plat and running thence with the common line of said tracts, **S. 63-06 W. 480.3** feet to an iron pin; thence **N. 24-0 W. 220** feet to an iron pin on or near the **Chick Springs Road**; thence with the southern side of the **Chick Springs Road N. 64-0 E. 502.5** feet to an iron pin at the intersection of **Chick Springs Road** and **St. Marks Road**; thence with the western side of the **St. Marks Road S. 12-0 E. 125** feet and **S. 24-0 E. 102.5** feet to an iron pin, the point of beginning. Said **Tract No. 2** contains **2.58** acres, more or less.

This is the identical property conveyed by the Mortgagees herein to the Mortgagor herein by deed of even date herewith to be recorded in the R.M.C. Office for **Greenville County**, and this Mortgage is given to secure a portion of the purchase price.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.