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BOOK 1070 PAGE 197

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SEP 25 1970 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, ROBERT J. GUIBLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF 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 reference, in the sum of Seven Thousand and No/100----- Dollars (\$ 7,000.00) due and payable

in quarterly installments in the sum of \$315.77 each, commencing three months from the date hereof and continuing thereafter every three months on the same date in the sum of \$315.77, all payments to apply first to interest with the balance to principal,

with interest thereon from date at the rate of 6 3/4 per centum per annum, to be paid: quarterly.

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 those pieces, parcels or lots of land together with buildings and improvements known as 400 and 402 Queen Street in the City of Greenville, Greenville County, South Carolina, and being shown and designated as Lots Nos. 17 and 18 on a Plat of the Property of E. W. Carpenter known as LINCOLN HEIGHTS made by P. S. Butler, Surveyor, dated April 28, 1910, and recorded in the RMC Office for Greenville County, S. C., in Plat Book A, page 403, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the Southeastern side of Queen Street at the joint front corners of Lots Nos. 16 and 17, and running thence S. 62 E., 80 feet to an iron pin; thence along the line of Lot No. 19, S. 28 1/2 W., 76 feet to an iron pin on Rochester Alley; thence along the Northern side of Rochester Alley, N. 62 W., 80 feet to an iron pin at the intersection of said alley with Queen Street; thence along the Southeastern side of Queen Street, N. 28 1/2 E., 76 feet to an iron pin, the beginning corner.

The above described property is shown on the Greenville County Block Book as Lots 20 and 21, Block 4, on Sheet 76 in Tax District 500, and is a part of the property devised to Robert J. Guible under the last will and testament of Jack Guible, Deceased, as will appear by reference to the records of the Probate Court for Greenville County, S. C., contained in Apartment 924, File 4.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.