

GREENVILLE CO. S. C.

BOOK 1162 PAGE 607

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 7 12 55 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS, MAY CONCERN:

WHEREAS, We, Frances S. Crosby, Samuel Earle Crosby and Teresa C. Cason (formerly Annice Teresa Crosby) (hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, 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 FIFTEEN THOUSAND and no/100-----

-----Dollars (\$15,000.00 ) due and payable Three Thousand Seven Hundred Fifty and no/100 (\$3,750.00) plus interest on February 4, 1971 and Three Thousand Seven Hundred Fifty and no/100 Dollars (\$3,750.00) plus interest each and every six (6) months thereafter until paid in full

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually

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 known and designated as Lot

No. 1 and a portion of Lot No. 3, property of Alvin Hester and J. H. Charping, plat of which was made by Dalton and Neves, Surveyors, April, 1953; situate, lying and being near the City of Greenville, on the southeasterly side of Wade Hampton Boulevard (U.S. Highway 29) and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Wade Hampton Boulevard (U.S. Highway 29), which pin is 208.5 feet southwest of intersection of U. S. Highway 29 and Richbourg Drive, at corner of lands now or formerly owned by Ella Mae F. Hudson, and running thence with line of said land, S. 45-26 E. 300 feet to a point; thence S. 43-0 W. 92.5 feet to a point; thence through Lot No. 3 and along the line of Lot No. 2, N. 45-26 W. 300 feet to an iron pin on the southeasterly side of Wade Hampton Boulevard; thence along the southeasterly side of Wade Hampton Boulevard, N. 43-0 E. 92.5 feet to the point of beginning.

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.

Paid and Satisfied in Full this  
the 12 day of Jan. 1971

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S. W. Hiott Jr. Pres. Cashier

Witness Linda L. Keesley

Ann W. Hughes

Authorized Signature

SATISFIED AND CANCELLED OF RECORD

14 DAY OF Jan. 1971

Ollie Farnsworth

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

AT 9:41 O'CLOCK A.M. NO. 16224