

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1170 PAGE 669

OCT 28 10 41 AM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, WE, WALTER E. RUMMINGER AND ELMER L. RUMMINGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA

(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 THIRTEEN THOUSAND AND NO/100

Dollars (\$13,000.00) due and payable

One (1) year after date

with interest thereon from date at the rate of eight per centum per annum, to be paid; in advance by deduction from the loan proceeds.

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.

154 on a plat of Piedmont Estates, recorded in Plat Book KK at page 45 and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Halsey Street, joint front corner of Lots 153 and 154, and running thence with the line of Lot No. 153, N. 24 E. 175 feet to an iron pin; thence N. 66 W. 90 feet to an iron pin on the southeasterly side of Flint Drive; thence with the edge of said Drive, S. 14-08 W. 178.5 feet to an iron pin at the corner of the intersection of Flint Drive and Halsey Street; thence along the northeasterly side of Halsey Street, S. 66 E. 60 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Marion Reynolds recorded in Deed Book 696 at page 285 in the RMC Office for Greenville County.

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 6 day of April 1971

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Marshall C. Pickens ^{asst.} Pres. Cashier

Witness Janet P. Copeland

Bobby R. Gentry

SATISFIED AND CANCELLED OF RECORD

9 DAY OF April 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:25 O'CLOCK A. M. NO. 23538

for Mortgages Release Plat # 154, per R. E. M. Book 1173 Page 236