

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 19 32 AM '70
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald E. Golding

hereinafter referred to as Mortgagor is well and truly indebted unto The Peoples National Bank, 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 Six Thousand and No/100ths

Dollars (\$ 6,000.00) due and payable

in monthly installments of \$72.80 per month commencing September 1, 1972 and to be paid on the first of each successive month thereafter

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

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 and being the identical property conveyed to W. A. Ivester by W. A. Briggs by deed recorded in Deed Book 297 at Page 38 and had the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Frank Street which pin is 332.1 feet from the intersection of Frank Street and Buncombe Road and running thence in a northwesterly direction approximately 156 feet to the corner of a lot now or formerly owned by W. A. Briggs; running thence with that lot in a southwesterly direction approximately 50 feet to an alley; thence with the alley in the same direction approximately 13.7 feet to an iron pin on the line of the alley; running thence in a southeasterly direction approximately 156.3 feet to an iron pin on Frank Street; thence with said street approximately 66.3 feet to an iron pin, the point of beginning.

Harold T. Coss, Richard J. Herdklotz and Gary L. Guthrie join in the execution of this mortgage by reason of an equitable interest they own in this property by virtue of an agreement to sell and buy real estate executed by them and Gerald E. Golding on January 21, 1972. It is understood and agreed between the parties hereto that the said Harold T. Coss, Richard J. Herdklotz and Gary L. Guthrie, by joining in the execution of this mortgage, assume no liability upon the note secured by the mortgage, but intend to subordinate their equitable interest to this lien of the mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.