

AFFIDAVIT FILED

MORTGAGE OF REAL ESTATE by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 20 11 30 AM '73
ELIZABETH RIDDLE

MORTGAGE OF REAL ESTATE

In All Whom These Presents May Concern:

Whereas: DONALD D. DEAN and SUSIE B. DEAN

(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 -----

Four Thousand Five Hundred and no/100 ----- Dollars (\$4,500.00) and one-half (1/2) due and payable together with add on interest at the rate of six (6%) per cent per annum until paid in full, said principal and interest being payable in 60 consecutive monthly installments of \$102.86, commencing January 20, 1973, and continuing on the 20th day of each month thereafter until paid in full,

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

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, on the southern side of Mustang Circle in Austin Township, being shown and designated as Lot No. 12 on a Plat of the Subdivision of S.I. Ranchettes made by Dalton & Neves, Engineers, dated April, 1965, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ at page 31, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Mustang Circle at the joint front corner of Lots Nos. 11 and 12 and running thence along the common line of said lots S. 12-54 E. 405.6 feet to an iron pin; thence along the rear line of Lots Nos. 9 and 10 N. 74-51 E. 240 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence along the common line of said lots N. 25-21 W. 390.6 feet to an iron pin on Mustang Circle; thence along the southern side of Mustang Circle S. 78-30 W. 240 feet to an iron pin at the beginning corner.

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.