

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1278 PAGE 693

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATORY
COMPLETED
WILL
Vick

FILED
MAY 28 3 10 PM '77
JOHNIE S. TARKERSLEY
R.M.C.

WHEREAS, We, John R. Parris and Clayton J. Spearman

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK OF 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

Seventeen Thousand and no/100-----Dollars (\$ 17,000.00) due and payable
in four (4) annual payments of \$4250.00 each, beginning one year from
date.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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

ALL that piece, parcel or lot of land in O'Neal Township, County of
Greenville, State of South Carolina, located on the Eastern side of
Mosteller Road, now Highway No. 14, and being shown and designated
as Tract Number Ten (10) on Plat of the Rector Estate, made by
G. W. Justice, Surveyor, dated September 28, 1927, recorded in Plat
Book H, Page 96, Greenville County, R. M. C. Office and having the
following metes and bounds, to wit:

BEGINNING at iron pin on the said road and running thence N. 44 E.,
800.3 feet or 48.5 poles to old road that leads to Rector Graveyard;
thence N. 44 E., 750.8 feet or 45.5 poles to pin on bank of South
Tyger River; thence up and with the meanderings of said river 561
feet or 34 poles to pin on bank of river; thence S. 44 W., 1287
feet or 78 poles to pin on said highway No. 14; thence with said highway
S. 38-30 E., 528 feet or 32 poles to the beginning corner, and containing
16.7 acres more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 whatsoever lawfully claiming the same or any part thereof.