

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 13 1971

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Myrtle M. Perley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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

THIRTY THREE THOUSAND FOUR HUNDRED Dollars (\$33,400.00) due and payable

in quarterly instalments of \$875.00 (plus interest), commencing January 15, 1962 and continuing on the 15th day of each April, July, October and January until paid in full,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid quarterly

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 in the City of Greenville, and being known and designated as lot No. 162 of sub-division known as Traxler Park, according to plat of said property recorded in Plat Book F, Pages 114 and 115, less a small triangular strip running 20 feet on Mt. Vista Avenue heretofore sold with lot No. 153; said plat, and including a small triangular strip of lot No. 163 fronting 20 feet on Byrd Blvd., and having the following metes and bounds:

BEGINNING at an iron pin at the intersection of Byrd Blvd. and Mt. Vista Ave. and running thence with the South side of Mt. Vista Avenue N. 64-37 E. 251 feet to an iron pin; thence in a straight line in a Southernly direction crossing the dividing line between lots 162 and 163, said plat, 140 feet, more or less, to iron pin on the Northern side of Byrd Blvd.; thence along the Northern side of said Byrd Blvd. N. 77-22 W. 20 feet to joint corner of lots Nos. 162 and 163 as shown on said plat; thence continuing with Byrd Blvd. N. 81-31 W. 100 feet to iron pin; thence continuing with said Byrd Blvd. N. 84-25 W. 118.7 feet to the point of beginning, and being the same property conveyed to Myrtle M. Perley by James F. Perley by deed dated March 1, 1947, recorded in aforesaid Register's Office in Deed Book Volume 308, Page 204.

This mortgage also includes all furniture, fixtures and equipment now located in or to be placed or installed in the apartment house located on the within described premises during the tenure of this mortgage.

Together with all and singular rights, members, hereditaments, 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.

Read and Satisfied in Full this

15 day of April 1971

The Peoples National Bank

Alfred S. Lupo

Pres

Witness Janet P. Copeland

Bobby R. Graydon

RECORDED AND CANCELLED OF RECORD

15 DAY OF April 1971

Ollie Farnsworth

12-51

NO 24122