

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

BOOK 1009 PAGE 289

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
SEP 30 9 50 AM 1969
O.L.L.E. FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Edgar M. West,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, its Successors and Assigns:

(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 -----

Twenty Thousand and No/100----- Dollars (\$ 20,000.00) due and payable

\$500.00 on principal each three months after date until paid in full,

with interest thereon from date at the rate of 5 1/2 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

All those pieces, parcels or lots of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the south side of Pinehurst Drive (formerly Kenwood Drive) and being known and designated as Lot No. 13, the major portion of Lot No. 15 and a small portion of Lot No. 17 of Kenwood Place, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "K", at Pages 104 and 105, and having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Pinehurst Drive, which point is 480 feet west of Summit Drive, and corner of Lot 11; thence with line of Lot 11 S. 1-18 W. 150 feet to pin; thence N. 89-32 W. 160 feet, more or less, to point in branch at point on rear line of Lot 17; thence with branch as the line in a northerly direction 150 feet, more or less, to point on the south side of Pinehurst Drive; thence with the south side of Pinehurst Drive S. 89-32 E. 160 feet, more or less, to the beginning corner, and being subject to a right-of-way for turn-around space as shown on said plat.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 331, at Page 184.

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.

Paid and Satisfied in Full this
the 23 day of September 1969

THE PEOPLES NATIONAL BANK

Greenville, South Carolina

Marshall G. Pickens Asst. Pres. Cashier

Witness Janet Copeland

Bob Graydon

SATISFIED AND CANCELLED OF RECORD

29 DAY OF September 1969

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:22 O'CLOCK P. M. NO. 7638