

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1080 PAGE 465

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, W. A. Prater and Mary Ellen Dowis Prater

(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 Seven Thousand Five Hundred and No/100 (\$7,500.00) - - - - - Dollars (\$) due and payable

in 120 equal monthly installments of \$86.12 each, said payments to be applied first to interest and then to principal, the first such payment to be made one month from date and the remaining payments to be made on a like day of each succeeding month thereafter until paid in full, with interest thereon from date at the rate of 6 3/4 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

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina and in Gantt Township, known and designated as Lot No. 6 on a plat of the property of Woodfields, Inc., made by Dalton and Neves, Engineers, March, 1947, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 7, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on Woodmont Lane, joint front corner of Lot 5 and running thence along Woodmont Lane N. 75-49 W. 77 feet to an iron pin, joint front corner of Lot 7; thence along the line of Lot 7 S. 14-11 W. 179.5 feet to an iron pin; thence S. 75-49 E. 77 feet to an iron pin at the joint rear corner of Lot 5; thence along Lot 5 N. 14-11 E. 179.5 feet to the beginning corner.

This property was conveyed to W. A. Prater by deed recorded in Deed Book 350 at page 167, and a one-half interest was conveyed to Mary Ellen Davis Prater by deed recorded in Deed Book 479 at Page 466.

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

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 17 PAGE 212

SATISFIED AND CANCELLED OF RECORD
28 DAY OF June 1973
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:51 O'CLOCK A. M. NO. 37226