

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

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: J. L. GOOCH

(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 ----- Ten Thousand and No/100 ----- Dollars (\$10,000.00 ) due and payable

at the rate of One Hundred Sixteen and 11/100 (\$116.11) Dollars per month, including interest,

with interest thereon from date at the rate of Seven (7%) 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 Greenville, on the westerly side of Standing Springs Road and having, according to plat entitled PROPERTY OF J. L. GOOCH, prepared by Carolina Engineering & Surveying Co., dated June 19, 1964 the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Standing Springs Road, and running thence with the center line of said road S. 16-29 W. 320.5 feet to a nail and cap; thence with the line of property now or formerly of Chester Johnson N. 76-36 W. 651.8 feet to an iron pin; thence continuing with property of said Chester Johnson N. 23-0 W. 400 feet to an iron pin; thence with line of property now or formerly of Gooch N. 39-17 E. 391.2 feet to an iron pin; thence with line of property now or formerly of J. E. Baldwin Estate S. 50-0 E. 816.0 feet to a nail and cap in Standing Springs Road, the beginning corner, containing 9.0 acres, more or less, less, however, two lots of land conveyed by J. L. Gooch in the following deeds:

1. J. L. Gooch to Sandra K. Gooch and Jerry L. Gooch, dated April 27, 1968, recorded in Deed Book 843, at Page 371 in the RMC Office for Greenville County, said lot containing 1.59 acres, more or less.
2. J. L. Gooch to David F. Campbell, Jr. and Julia Ann G. Campbell, dated April 27, 1968, recorded in Deed Book 843 at Page 341 in the RMC Office for Greenville County, said lot containing .50 acres, more or less.

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.