

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUL 30 10 41 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1200 PAGE 595

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. J. Christopher and Louise C. Christopher

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

(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 Eight Thousand Seven Hundred Thirty-Two and 64/100

----- Dollars (\$ 8,732.64) due and payable
in eighty-four (84) equal installments of One Hundred Three and 96/100
(\$103.96) Dollars, with the first payment due September 5, 1971, and each
month thereafter until paid in full

with interest thereon from date at the rate of $5\frac{1}{2}$ 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 Northeast corner of McCrary Street and Cornelia Street, being a portion of Lots 259, 260 and 261 as shown on a plat thereof by M. P. Gridley, recorded in the R.M.C. Office for Greenville County in Plat Book "A", at pages 278 and 279, and having according to a more recent survey prepared by C. C. Jones, Engineer, dated September 29, 1953, the following metes and bounds, to-wit:

Beginning at a stake on the Northeast side of McCrary Street and Cornelia Street and running thence with the Eastern Side of Cornelia Street N. 13-45 E. 138 feet to a stake at corner of Property of Callie Mae Loveland; thence with the line of said property S. 76-10 E. 100 feet to a stake in the line of property of H. W. Smith, thence with line of said property S. 13-45 W. 138 feet to a stake on McCrary Street; thence with the Northern side of McCrary Street N. 76-15 W. 100 feet to the beginning corner.

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.