

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

896 Part 489

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Wade H. Green, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, as Trustee under Agreement with Joseph Sistine Stall dated 9-7-61, its Successors and Assigns forever;

(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

Twelve Thousand Five Hundred and No/100-----Dollars (\$ 12,500.00) due and payable

\$312.50 on principal each three months after date, balance due ten years after date,

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 in Chick Springs Township, Greenville County, State of South Carolina, situate, lying and being on the southeastern side of Super Highway U. S. No. 29 and being known and designated as the major portion of Lot No. 6 and a small portion of Lot No. 5 of Property of James M. Edwards as shown on plat thereof by R. E. Dalton, Engineer, dated April 1948 and being described together, according to said plat, as follows:

BEGINNING at an iron pin on the southeastern side of Super Highway U. S. No. 29, which iron pin is 3 feet in a northeasterly direction from the joint front corner of Lots Nos. 5 and 6 and running thence S. 47-00 E. 305 feet to an iron pin; thence S. 43-00 W. 103 feet to an iron pin on the northeastern side of Lee Drive; thence along Lee Drive S. 47-00 E. 20 feet to an iron pin at the corner of Lot No. 59; thence along the line of Lot No. 59 N. 43-00 E. 200 feet to an iron pin at the joint rear corner of Lots No. 6 and 7; thence along the line of Lot No. 7 N. 47-00 W. 325 feet to an iron pin on the southeastern side of Super Highway U. S. No. 29; thence along the right-of-way of said Super Highway U. S. No. 29, S. 43-00 W. 97 feet to the beginning corner.

The above described property is the same conveyed to me by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 376, Page 374, and Deed Book 551, Page 85.

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 fully 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.