

AUG 5 4 31 PM 1966

MORTGAGE OF REAL ESTATE

OLLIE F. ... TO ALL WHOM THESE PRESENTS MAY CONCERN:  
K.M.C.

WHEREAS, B. H. CRENSHAW (same as Boyce H. Crenshaw)

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE 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

---SEVEN THOUSAND AND NO/100-----Dollars (\$ 7,000.00---) due and payable

\$242.13 the 3rd day of November, 1966, \$242.13 the 3rd day of February, 1967,  
\$242.13 the 3rd day of May, 1967, \$242.13 the 3rd day of August, 1967, and \$242.13  
the 3rd day of each November, February, May and August thereafter until paid in full  
with interest thereon from date at the rate of 6-3/4% 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 Greenville, Greenville Township, on the West side of North Memminger Street, in the City of Greenville, being shown as Lot No. 12, Block 2, Page 80 of the City Block Book, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the West side of North Memminger Street, at rear corner of lot now or formerly owned by Mrs. Mary C. Pack, and running thence with the rear line of said lot, and parallel with Pendleton Street, 70 feet to an iron pin in line of lot now or formerly owned by Mrs. W. L. Patton; thence with the line of said lot and line of lot now or formerly owned by Mrs. R. E. Cowser, and parallel with Memminger Street, 70 feet to an iron pin at rear corner of lot now or formerly owned by Mrs. Lou Gridley; thence with the line of said lot, and parallel with Pendleton Street, 70 feet to an iron pin on North Memminger Street; thence with the Western side of North Memminger Street in a Southerly direction 70 feet, more or less, to the Beginning Corner.

ALSO, 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, in Greenville Township, at the Southwestern corner of Memminger Street and Perry Avenue in the City of Greenville, and described as follows:

BEGINNING at the Southwest corner of Memminger Street and Perry Avenue, and running thence with Perry Avenue, in a Westerly direction, 70 feet to a stake, corner of lot now or formerly owned by Hicks; thence with the line of the last mentioned lot S. 110 feet, more or less, to corner of Turner lot; thence with the line of the last mentioned lot in an Easterly direction 70 feet to a pin on Memminger Street; thence with Memminger Street, 110 feet to the Beginning Corner.

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.

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