

BOOK 1046 PAGE 647

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern

FILED
GREENVILLE CO. S. C.
DEC 21 10 10 AM 1968
R. M. C.

Whereas: T. D. Giles

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Three Hundred Eight and NO/100----- Dollars (\$7,308.00) due and payable at the rate of \$146.53 per month, including

*** interest thereon from date at the rate of seven 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, in Austin Township, located on the South side of South Pliney Circle in the Town of Simpsonville, being known and designated as Lot #35 of the subdivision known as "LEAGUE ESTATES" as shown on a plat made by W. J. Riddle, Surveyor, in October, 1941, said plat being recorded in the RMC Office for Greenville County in Plat Book K, at Pages 111 and 112, and being more fully described as follows:

BEGINNING at an iron pin at the southwest corner of the intersection of South Pliney Circle and North Church Street, and running thence along the West side of North Church Street, S. 19-00 E. 164 feet; thence S. 64-50 W. 108.4 feet to pin, southeast corner of Lot #36; thence with line of Lot #36, N. 19-45 W. 168.6 feet to pin on south side of South Pliney Circle; thence along the south side of said Circle, N. 67-23 E. 108.6 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 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.

2322

Paid and Satisfied in Full this
the 4 day of Feb 1970

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S. W. Hiatt Jr. Vice Pres. Cashier

Witness Ann W. Hughes

Linda L. Keesley

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Feb 1970

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:37 O'CLOCK P. M. NO. 17540