

NOV 10 11 21 AM 1967

BOOK 1076 PAGE 123

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Edward Singleton, and Arner Singleton

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina

(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

Two Thousand Twenty-Seven Dollars And Ten Cents Dollars (\$ 2,027.10) due and payable
in thirty equal installments of Sixty Seven Dollars and Fifty Seven Cents (\$67.57) per month, commencing the 15th day of December, 1967 and each consecutive month thereafter until paid in Full. Computed at Seven Percent (7%) Interest Annually. The payments to be applied first to Interest and then to Principal until paid in full with the privilege of acceleration, with 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, being three parcels of Property with all the improvements thereon being more particularly described as follows:

LOT No. 25: ALL that lot No. 25 on Railroad Street, having the following metes and bounds: Beginning at stake on Railroad Street corner Lot No. 26 and running West 70.6 feet, to stake, thence North 30 feet to stake, thence East 67.4 feet to stake, thence West Railroad Street S. 35.11 W. 30 feet to beginning corner. Bounded by Railroad Street on East on South by Lot No. 26, on West by Lot No. 44, on North by Lot No. 24, and recorded in Deed Book 16, Page 3, R. M. C. Office for Greenville County.

LOT No. 26: ALL that lot of land situate, lying and being in the State of South Carolina and County and Township of Greenville in Ward Two, having the following metes and bounds - according to a Plat recorded in R. M. C. Office for said County and State in Plat Book A - at Page 145 to wit: Beginning at a stake on Railroad Street, joint corner Lots #25 and #26, and running thence N. 77-30 W. 79-6 feet, along line Lot #25 to a stake, thence S. 10-40 W. 30 feet to a stake joint Corner Lots #26 and #27. Thence along line Lot 27 S. 77-30 E. 73-8 feet to a stake on Railroad Street - thence N. 5-11 E. 30-4, feet along Railroad Street to the beginning corner and known as Lot #26 on the above mentioned Plat.

LOT No. 27: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina and County and Township of Greenville in Ward Two of said City of Greenville, and having the following metes and bounds, according to a Plat recorded in Plat Book A, at Page 145, to-wit: Beginning at a stake on Railroad Street, joint corner Lots #26 and #27 and running thence N. 77-30 W. 73-8 feet along line Lot 26 to a stake; thence S. 10-40 W. 30 feet to a stake, joint corner Lots 27 and 28; thence along line of Lot 28, S. 77-30 E. 77 feet to a stake on Railroad Street; thence N. 5-11 E. 30-4 feet along Railroad Street to the beginning corner and known as Lot No. 27, on the above named Plat.

ALL three of the said Lots with the improvements thereon being the same three Lots conveyed by Deed by E. Inman, Master, to the Mortgagors in the case of Delia Wells, et al vs. Louise Ballow.

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.

Paid and Satisfied in Full this
the 30 day of Sept. 19 67

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Alfred S. Luper Pres.
Witness Phyllis Cantrell Cashier
Janet England

SATISFIED AND CANCELLED OF RECORD

30 DAY OF Sept. 1967
Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 2:35 P.M. 9/11/67