

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1095 PAGE 235

FILED
GREENVILLE CO. S. C.

JUN 14 2 51 PM 1968

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Joseph R. Shaluly,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S. C., 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 -----

Thirteen Thousand and No/100----- Dollars (\$13,000.00) due and payable

\$650.00 on principal each three (3) months after date, balance due five (5) years from date,

with interest thereon from date at the rate of seven 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, City of Greenville, on the western side of Greenacre Road known and designated as Lot No. 6 of Property of E. G. Webster as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "K", Page 39 and having, according to a more recent survey by C. C. Jones dated August 25, 1962 entitled "Property of Azilee G. Boyd", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern corner of Ellison Street and Greenacre Road and running thence along the northern side of Ellison Street N. 55-30 W. 156 feet to an iron pin; thence across the rear line of Lot No. 6 N. 34-30 E. 65 feet to an iron pin; thence S. 55-30 E. 156.5 feet to an iron pin on the western side of Greenacre Road; thence with the western side of Greenacre Road S. 31-47 W. 55.4 feet to an iron pin; thence with the curve of the intersection of Greenacre Road and Ellison Street, the chord of which is S. 54-47 W. 10.1 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 749, at Page 376.

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.