

STATE OF SOUTH CAROLINA

AUG 23 11 22 AM 1968

BOOK 1101 PAGE 57

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BILLIE FARNSWORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KINGSTON REALTY CO., INC.

(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 ONE HUNDRED NINETY-FIVE THOUSAND AND NO/100----

----- Dollars (\$195,000.00--) due and payable Two Thousand and No/100 Dollars (\$2,000.00) on the 1st day of February, 1969, and Two Thousand and No/100 Dollars (\$2,000.00) on the 1st day of each month thereafter until paid in full; payment to be applied first to interest and the balance to principal with the entire balance of principal and interest due and payable ten (10) years from date

with interest thereon from date at the rate of seven (7%) 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 Greenville Township, a short distance west of the City Limits of Greenville, including two lots known and designated as Lots numbered 28 and 29, respectively, on a plat of the Marshall Property made by J. N. Southern, dated December 9, 1897, and filed in the Office of the Register of Mesne Conveyance for said County and State in Deed Book EEE at Page 659 and having collectively, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the southeast corner of Monroe and Lee Streets and running thence along said Monroe Street S. 31-1/2 W. 190 feet to a stake on the corner of Lot 27; thence along line of last mentioned lot S. 50-1/2 E. 341 feet, more or less, to the edge of a new street or road opened since said plat was made; thence along said new road (separating the land hereby conveyed from Lot No. 1 on said plat) N. 31-1/2 E. 157 feet to a stake on Lee Street; thence along said street N. 46-1/2 W. 186 feet, more or less, to a stake; thence continuing along said Lee Street N. 44-1/2 W. 158 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.

SATISFIED AND CANCELLED OF RECORD
14th DAY OF Sept. 78
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:21 O'CLOCK P. M. NO. 8413

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 61 PAGE 62