

STATE OF SOUTH CAROLINA MAR 4 9 55 AM 1969 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

OLLIE F. NORTH TO ALL WHOM THESE PRESENTS MAY CONCERN.
R.M.C.

WHEREAS, I, Gerald E. Golding,

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

Five Thousand, Five Hundred and No/100 Dollars (\$ 5,500.00) due and payable

\$75.00 on the 1st day of April, 1969 and \$75.00 on each successive month thereafter until paid in full, payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of seven per centum per annum, to be paid:

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, located in Ward 1 on the north side of Hampton Avenue and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Hampton Avenue, at the corner of a lot now or formerly belonging to Benjamin Lewis, and running thence along the line of said lot now or formerly belonging to Benjamin Lewis, N. 24 E. 104.5 feet, more or less, to an iron pin in the line of a lot now or formerly belonging to Mrs. L. P. Slattery; thence along line of said lot, now or formerly belonging to Mrs. L. P. Slattery, S. 65-30 E. 62 feet, more or less, to an iron pin at the rear corner of a lot now or formerly belonging to J. T. Bramlett; thence along line of said lot, now or formerly belonging to J. T. Bramlett, S. 28 W. 105.5 feet, more or less, to the joint corner of said lots on the north side of Hampton Avenue, which point is approximately 109.7 feet west of the northwest corner of the intersection of Whitner Street and Hampton Avenue; thence with the north side of Hampton Avenue, N. 63 W. 57 feet, more or less, 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.