

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

MAR 7 11 05 AM '69
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold L. Peden

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company

(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 -----

Eight Thousand Five Hundred and no/100----- DOLLARS (\$ 8,500.00),

with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:

in two installments, the first in the amount of \$4250.00 shall be due and payable on March 3, 1970, and the second in the amount of \$4250.00 shall be due and payable on March 3, 1971. Interest to be computed and 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, shown as Tract #3 on plat of lands of the Estate of T. G. Batson, deceased, as shown on plat thereof made by R. E. Dalton, Engineer, January 1924, containing 13.50 acres, more or less, being the same lands conveyed to the grantor by E. Inman, Master, by deed dated February 19, 1924, recorded in Deed Book 67 at page 12, and being more specifically described as follows:

Beginning in the center of the White Horse Road at joint corner of Lots 3 and 4 on the T. D. Batson Tract of land, which said beginning corner is 489.5 feet, N 76-50 W., from the lands now or formerly of McWhite and running thence along the center of said White Horse Road, N 76-50 W 367 feet to joint corner of tracts 2 and 3; thence along joint line of tracts 2 and 3, S 4-30 E 1812.5 feet to an iron pin on lands now or formerly of John McWhite; thence along McWhite land, N 55-12 E 467 feet to an iron pin; thence along the joint line of lots 3 and 4 on T. G. Batson estate lands, N 4-30 E 1475 feet to the beginning corner.

EXCEPTED, HOWEVER, from the lands specifically described is a lot lying in the northwestern corner of lands herein conveyed with a frontage of 80 feet along the southern edge of the right of way of the White Horse Road, and running back therefrom in parallel lines a distances of 200 feet so as to reserve to the grantor a lot 80 feet x 200 feet clear of the right of way for the White Horse Road.

Being the same property conveyed to the grantor (mortgagor) by Deed Book 522 at page 153.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.