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BOOK 1119 PAGE 513

MORTGAGE OF REAL ESTATE—Office of Registered Wills, Todd & Mann, Attorneys at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **Clarence B. Martin, Jr and Charles S. Martin**

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

Ninety-one Thousand and No/100 Dollars (\$ **91,000.00**) due and payable
in equal monthly installments of \$940.50, beginning on the 14th day of April, 1969, and a like amount until paid in full

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

ALL that piece, parcel or lot of land in the McAlister Plaza in the City of Greenville, State of South Carolina, on the northwest side of Pleasantburg Drive, shown on plat entitled "Portion of McAlister Plaza" prepared January 2, 1964, by Piedmont Engineers and Architects and recorded in the R.M.C. Office for Greenville County in Plat Book RR at page 159, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of Pleasantburg Drive (South Carolina Highway 291), joint corner of property conveyed herein and property now or formerly of American Security Investment Company, and running thence along the northwesterly side of Pleasantburg Drive S. 26-11 W. 100 feet to a point; thence turning and running N. 63-49 W. 228 feet to a point; thence turning and running N. 26-11 E. 100 feet to a point; thence turning and running along the joint lines of property herein conveyed and property now or formerly of American Security Investment Company, S. 63-49 E. 228 feet to point of beginning.

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.