

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

H. 24

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

WHEREAS, John R. New

(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 Nine Thousand and No/100ths

----- Dollars (\$ 9,000.00 ) due and payable  
in equal monthly installments of Ninety-Seven and 43/100ths Dollars (\$97.43), beginning on the day of August 1970 and continuing on the same day of each month thereafter until paid in full, said payments to be applied first to interest and the balance to principal.

with interest thereon from date at the rate of Eight(8%) 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 certain piece, parcel, or lot of land situate lying and being on the eastern side of Rowley Street in the County of Greenville, State of South Carolina, and being known and designated as Lot 5 on plat prepared by W. D. Neves, Engineers, dated April, 1912, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot 4 on the eastern side of Rowley Street and running thence with the line of said lot S. 76-30 E. 196.2 feet to an iron pin; thence N. 30-30 E. 74 feet to a stake; thence N. 84-43 W. 17 feet to a stake; thence S. 20-10 W. 20 feet to a stake; thence N. 76-05 W. 192.7 feet to a stake on the eastern side of Rowley Street; thence with the eastern side of Rowley Street S. 20-20 W. 50 feet to the 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.