

GREENVILLE, CO. S. C.

BOOK 1173 PAGE 265

MORTGAGE OF REAL ESTATE—<sup>Nov 20 4 33 PM '70</sup> Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THE GANTT RESCUE SQUAD, a non-profit organization incorporated under the laws of the State of South Carolina with principal offices in Greenville, S. C., and W. C. MURRELL (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 Nineteen Thousand and No/100-----

Dollars (\$ 19,000.00 ) due and payable in equal monthly installments of \$230.53 beginning one month after date and continuing on the same day of each month thereafter until paid in full; said payments to be applied first to interest and balance to principal;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of eight 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, on the Western side of a dirt road near Grove Road, and having the following metes and bounds according to a plat entitled "Survey for C. B. Martin Company" dated March 30, 1970, by Piedmont Engineers & Architects:-----

Beginning at a point in the center of the dirt road at the corner of property of Luther Gale Murrell, and running thence with the line of property of Luther Gale Murrell N. 80-04 W. 159 feet, more or less, to a point in the line of property of C. B. Martin, Jr., and C. S. Martin; thence with the line of Martin property N. 9-29 E. 135 feet to a point; thence N. 80-01 E. 138 feet to a point on the edge of the dirt road; thence continuing N. 80-01 E. 26.1 feet to a point in the center of said dirt road; thence with the center of said dirt road S. 6-48 W. 77.5 feet to a point; thence S. 9-29 W. 113 feet, more or less, to the point of beginning; being the same property conveyed to The Gantt Rescue Squad by deed of W. C. Murrell—recorded in Deed Book 887, Page 624.

The above property is subject to a 25-foot road right-of-way along the Eastern boundary line.

It is understood and agreed that the mortgagor, W. C. Murrell, has joined in the execution of this mortgage in order to convey his right, title and interest in and to the subject property to the mortgagee as security for the above described obligation, and that his personal obligation and liability is limited to the extent of his right, title and interest in and to the subject property.

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.