

MORTGAGE OF REAL ESTATE prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } FARNSWORTH
 R.M.C.

To All Whom These Presents May Concern:

Whereas: Paul A. Kisling and Barbara F. Kisling

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, 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 ---THIRTY THOUSAND and NO/100--- Dollars (\$30,000.00) due and payable

at the rate of \$363.99 per month, payments to be applied first to interest and then to principal, with the balance if not sooner paid due and payable ten years after date.

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, off of Harrison Bridge Road, containing 23.73 acres, more or less, as shown on plat entitled "Survey for Paul A. Kisling" prepared by Campbell & Clarkson, Surveyors, Inc. dated February 25, 1971, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the banks of Reedy River and running thence N. 75-29 E. 1,214.4 feet to a point; thence S. 81-06 E. 1,082 feet to a point; thence N. 28-41 E. 787.3 feet to an old iron pin at the point of Knight Estate property; thence with line of said estate, N. 53-45 W. 91.6 feet; thence N. 71-45 W. 500 feet to a point in the line of Hollingsworth property; thence with said Hollingsworth property, S. 54-40 W. 456 feet to a point; thence S. 24-28 W. 125.2 feet; thence S. 58-00 W. 171.6 feet; thence with Reedy River, the following courses and distances: S. 67-15 W. 262.7 feet; thence N. 80-00 W. 496.3 feet; thence N. 84-30 E. 278.5 feet; thence S. 72-00 W. 198 feet; thence S. 33-15 W. 194.7 feet; thence S. 42-00 W. 269.3 feet; thence S. 10-45 W. 159.7 feet to the beginning corner and said tract containing 23.73 acres, more or less.

ALSO: ALL that certain piece, parcel, or lot of land in Greenville County, State of South Carolina, in Fairview Township, being shown as driveway through the 8.52 acre tract as shown on the above referred to plat and being the same property conveyed to the grantor herein as the second piece of property shown in Deed Volume 907 at Page 101 in the RMC Office for Greenville County.

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.