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----- Dollars (\$ 50,000.00) due and payable

MORTGAGE OF READ STATE Fronting by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

R.M. C. MORTGAGE OF REAL ESTATE

To All Mhom These Presents May Concern:

Whereas: POINSETT REALTY COMPANY, INC.,

(hereinaster referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, Simpsonville, S. C.,

(hereinaster 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 FIFTY THOUSAND and NO/100-----

quarterly from date, with interest thereon from date at prime rate plus one-half per cent (1/2%) to be adjusted each quarter,

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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 scaling 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, in the Town of Simpsonville,

containing 14.54 acres in accordance with plat made for Blanche S. Gay and Esther S. Price dated March, 1971, by C. O. Riddle, Reg. L.S., and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Eastern side of Garrison Road, joint front corner with property of Ulyss L. & Hazel W. West, and running thence N. 63-22 E., 994 feet to iron pin; thence N. 62-01 E., 90.2 feet to iron pin; thence S. 54-34 E., 475.5 feet to iron pin; thence S. 55-29 W., 982.5 feet to iron pin; thence S. 55-20 W., 135.2 feet to iron pin; thence N. 19-42 W., 119.2 feet to iron pin; thence S. 70-18 W., 413.8 feet to iron pin on edge of Garrison Road; thence along Garrison Road, N. 7-13 W., 83.1 feet to iron pin; thence N. 2-31 W., 87.4 feet to iron pin; thence N. 1-52 E., 279.1 feet to iron pin, being the point of beginning.

This is the same property conveyed to mortgagor herein by deed of Blanche S. Gay and Esther S. Price recorded in Deed Book 913 at Page 46 in the R.M.C. 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.