HAY 21 4 21 PH 27 PLLIE FARNSWORTH STATE OF SOUTH CAROLINA

BOOK 1191 PAGE 603

R. M. C. COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

Raymond Carter and Juanita B. Carter

(hereinafter referred to as Mortgager) is well and truly indebted unto People's National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of Twelve Thousand and no/100------ Dollars (\$ 12,000.00 ) due and payable

monthly. (See terms set forth below)

and comment of the first of the state of the state of with interest thereon from date at the rate of

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 granied, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-

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ALL those two lots of land in the County of Greenville, State of South Carolina known and designated lots Nos. 23 and 24 of Section B of Washington Heights Subdivision, as shown by plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book M, at page 107; and being the same property conveyed to the mortgagors my deed recorded in said R. M. C. Office in Deed Book 302, at page 205 and in Deed Book 425, at page 149.

This mortgage is junior in rank to a mortgage give by the mortgagors to Fidelity Federal Savings and Loan Association, recorded on February 17, 1967 in the R. M. C. Office for Greenville County in Mortgage Book 1050, at page 368.

## TERMS:

Beginning one month from the date hereof; and principal installments, each in the amount of Two Hundred Dollars (\$200.00) Dollars, payable monthly, beginning one month from the date hereof, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof.

The interest rate specified above shall be effective for six months from date hereof; thereafter, semi-annually on March 31 and September 30 of each year, the interest rate shall be increased or decreased to correspond with the New York prime rate (as identified in the American Banker or equivalent pulication) plus two per cent (2%); Bank shall give Borrower written notice of each change in interest rate within ten days after such change in rate. The interest rate upon default shall be fixed at the rate in effect on the first day of default.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.