

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.  
JUN 30 10 24 AM '77  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1239 PAGE 313

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BENJAMIN GAUSE AND ROBERT H. GAUSE

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWENTY TWO THOUSAND AND NO/100 Dollars (\$ 22,000.00 ) due and payable two (2) years after date

with interest thereon from date at the rate of eight per centum per annum, to be paid: quarterly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, located off Log Shoals Road and lying on the East bank of the Reedy River and being known and designated as Lots No. 2, 4, 5, 6, 7, 8, and 9 on a plat of property of Benjamin Gause, prepared by Enwright Associates, Surveyors, and having such metes and bounds as appear by reference to said plat.

It is understood and agreed that the mortgagee shall release any or all of said numbered lots upon payment by the mortgagors to the mortgagee of the sum of \$5,000.00 per lot.

Together with all and singular rights, members, hereditaments, 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 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 Mortgagee covenants and 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.