

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.

1306 E. Washington Street
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 30 1 20 PM '74
DONNIE S. TANKERSLEY
REC. TO ALL WHOM THESE PRESENTS MAY CONCERN

MORTGAGE OF REAL ESTATE

BOOK 1323 PAGE 633

WHEREAS, Larry B. Pirkle and Linda S. Pirkle

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Greer, Greer, 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 Six Thousand, Seven Hundred, Fifty Seven & 20/100ths-----
Dollars (\$6, 757. 20---) due and payable

in sixty (60) equal monthly installments of One Hundred, Twelve & 62/100ths (\$112. 62), due and payable first on October 30, 1974, and on the same day of each month thereafter until paid in full.

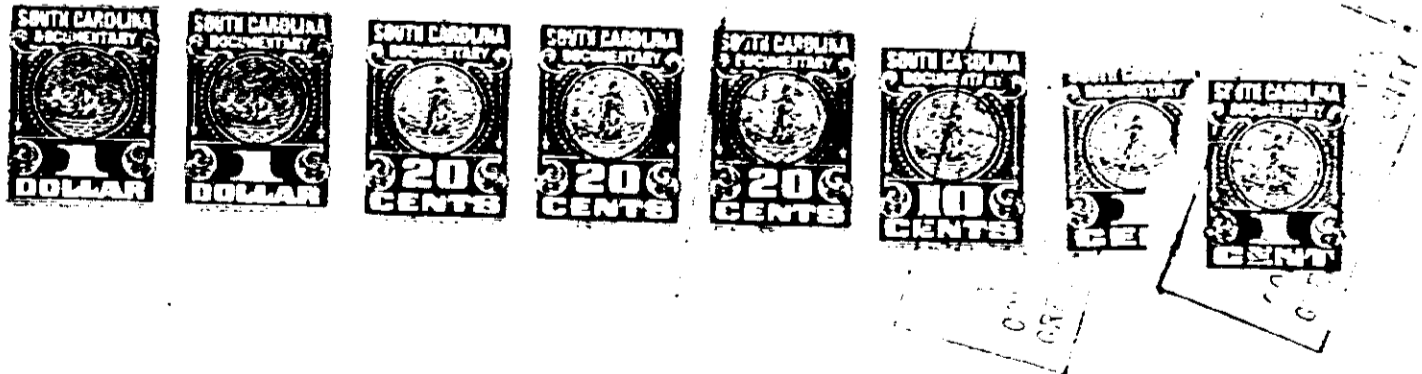
with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: as provided in said note

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 Northwest side of Bob White Lane and on the West side of Meridian Avenue, near the City of Greenville, in Greenville County, S. C. being shown as Lot No. 100 on plat of Super Highway Home Sites, made by Dalton & Neves, Engineers, May 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P", at page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Bob White Lane, at joint front corner of Lots 100 and 101 and running thence along the line of Lot 101 N. 32-05 W. 175.8 feet to an iron pin; thence N. 36-20 E. 30 feet to an iron pin; on the West side of Meridian Avenue; thence with the West side of Meridian Avenue S. 2-0 W. 41.6 feet to an iron pin; thence along the curve of Meridian Avenue and Bob White Lane (the chord being S. 27-50 W. 52.8) feet to an iron pin on the Northwest side of Bob White Lane; thence along the Northwest side of Bob White Lane, S. 58-39 99.7 feet to the beginning corner.



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.

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