

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WALTER W. BAGWELL and TOMMY H. BAGWELL, Trustees
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: WALTER W. BAGWELL and TOMMY H. BAGWELL,

hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, S. C.,

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 THIRTEEN THOUSAND and NO/100----- Dollars (\$13,000.00) due and payable

at the rate of \$150.95 per month, payments to be applied first to interest, balance to principal,

with interest thereon from date at the rate of seven (7) 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, just north of the Town of Simpsonville, being known and designated as Lot No. 71 of a subdivision known as ROLAND HEIGHTS, as shown by plat thereof in Plat Book S, at Page 34, and reference to said plat is hereby craved for a more complete description.

ALSO: ALL that certain piece, parcel or lot of land, lying and being situate in or near the Town limits of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 70 on a plat of a subdivision known as ROLAND HEIGHTS, plat of said subdivision being recorded in Plat Book S at Page 34 in the Greenville County RMC Office. Lot No. 70 lies on the western side of Old U. S. Highway 276, now State Highway 14, and is conveyed subject to the right-of-way of U. S. 276 and that of the C & W C Railroad.

Courses and distances, metes and bounds as shown on the recorded plat are here made a part and parcel of this conveyance and reservations and restrictions as recorded in Deed Book 419 at Page 331 in the Greenville County RMC Office are also made a part of this conveyance.

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.

(Continued on Next Page)

" EXHIBIT A "

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