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STATE OF SOUTH CAROLINA

SEP 17 4 jt PN 800

MORTGAGE OF REAL ESTATE

R. M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, TENNESS C. FURCEON

(hereinafter referred to as Mortgagor) is well and truly indebted un to THE PEOPLES NATIONAL BANK OF GREENVILLE,

(hereinafter referred to as Mortgagos) as evidenced by the Mortgagor's premissary note of even date herewith the terms of which are incorporated herein by reference, in the sum of FIVE TEOUSAND AND NO/100-----

at the rate of \$58.06 per month until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due November 1st, 1968, and the remaining payments to be made on the 1st day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL those certain pieces, parcels or lots of land with the buildings and improvements thereon situate lying and being on the southern side of Blue Ridge Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 and a Lot East of Lot No. 1 marked "Sold" on plat of property of Leo G. Ballenger, made by Dalton and Neves, Engineers, in February, 1952, recorded in the R.M.C. Office for Greenville County, in Plat Book Z, page 46, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Blue Ridge Drive at the north-western corner of Lot No. 1, and running thence with the southern side of Blue Ridge Drive, N. 84-00 E. 119 feet to an iron pin; thence S. 6-13 E. 180 feet; thence S. 84-00 W. 119 feet to an iron pin; thence N. 6-13 W. 180 feet to the point of beginning.

LESS, those few feet on the southern side of Blue Ridge Drive heretofore condemned by the South Carolina Highway Department for the purpose of widening Blue Ridge Drive.

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 pertaining, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.