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BOOK 1103 PAGE 441

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Mattie Belle Wilburn Kinard

(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 ----- Four Thousand and No/100 -----

----- Dollars (\$4,000.00) due and payable

at the rate of Seventy Nine and 21/100 (\$79.21) Dollars per month, applied first to interest, then 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, about one mile north of the Town of Simpsonville on State Highway No. 14 (often referred to as the Pelham Road) containing 8.40 acres according to survey and plat made by C. O. Riddle, Reg. Land Surveyor under date of June 27, 1957, and being a a portion of the lands conveyed to Roy R. Cooper by Letha Pollard Boling and F. H. Boling by deed dated Jan. 23, 1942, recorded in Deed Book 242, Page 203.

It begins at iron pin in State Highway No. 14 and runs thence S. 81-30 E. 53.4 feet to iron pin at corner of lands formerly owned by F. L. Smith; thence S. 81-30 E. along line of property now or formerly of Smith, 530.6 feet to iron pin; thence S. 29-15 W. 178 feet to iron pin; thence S. 85 E. 343 feet to iron pin; thence S. 57 E. 601 feet to iron pin on the land now or formerly of Stokes; thence N. 30-30 E. 185.6 feet to iron pin on lands now or formerly Cooper; thence N. 46-33 W. 607 feet to iron pin; thence N. 73-21 W. 825 feet to the old property line in Highway No. 14; thence along the old property line in said road S. 33-19 E. 275.4 feet, more or less, to 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.

Paid and Satisfied in Full this

the 1 day of July 1970

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S.W. Hiatt Jr.

of
Pres.
Cashier

Witness

Jeanette L. Peterson

Linda L. Kusley

SATISFIED AND CANCELLED OF RECORD

DAY OF July 1970
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:03 O'CLOCK A.M. NO. 139