

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Helen G. Cummings

(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 SEVEN THOUSAND and NO/100-----

----- Dollars (\$ 7,000.00) due and payable

ten (10) years from date at the rate of \$81.28 per month,

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, Austin Township, approximately one-half (1/2) mile east of the Town of Simpsonville, on the northern side of the Georgia Road, now State Highway 417, adjoining lands of George Webb and other lands now or formerly of C. L. King, and being more fully described as follows:

BEGINNING at a point in the center of the Georgia Road, iron pin on bank 25 feet from said point on line, and running thence from the center of the Road, N. 9-20 W., 320 feet along line of George Webb to an iron pin; thence by new line, N. 71-30 E., 102 feet to an iron pin; thence S. 9-20 E., 320 feet to a point in the center of the Georgia Road; thence along center of said Road, S. 77-30 W., 102 feet to the beginning corner.

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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 13 day of August 1970

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

U. M. Hiott, Jr.

Vice
Pres.
Cashier

Witness Ann M. Hughes

Linda L. Keeley

SATISFIED AND CANCELLED OF RECORD

21 DAY OF Aug 1970

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:46 O'CLOCK P. M. NO. 4303