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GREENVILLE CO. S. C.

BOOK 1155 PAGE 87

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 13 3 12 PM '70

OLLIE FARNSWORTH  
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WILLIAM B. HELTON, JR. AND EUGENE R. GRIFFITH, are

~~well and truly indebted unto~~ well and truly indebted unto THE PEOPLES NATIONAL BANK, GREER, 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 Forty Five Thousand and No/100 -----

----- Dollars (\$45,000.00 ) due and payable

at the rate of Five Hundred Forty Six and No/100 (\$546.00) Dollars per month, on the 15th day of each month, beginning July 15, 1970 until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal.

with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly, as aforesaid

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, in Chick Springs Township, in the City of Greer, situated on the easterly side of Memorial Drive and being known and designated as Lot No. 1 on a plat of property of Dr. Frank B. Woodruff Estate prepared by H. S. Brockman, Surveyor, dated October 8, 1964 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Memorial Drive, joint corner of the Clinic property and running thence along the line of said Clinic property, S. 63-23 E. 277 feet to an iron pin; thence S. 35-49 W. 42 feet to an iron pin, corner of Lot No. 2; thence N. 77-25 W. 238 feet to an iron pin in a driveway on the easterly side of Memorial Drive; thence along the easterly side of said Memorial Drive, N. 5-10 E. 108 feet to the point of beginning.

The mortgagors, William B. Helton, Jr. and Eugene R. Griffith, are the owners in fee simple of all the existing and future improvements located on such property by virtue of a deed recorded in Deed Book 886 at page 443 in the RMC Office for Greenville County. The mortgagor, William B. Helton, Sr. is the owner in fee simple of the lot upon which such improvements are situate by virtue of inheritance of same under the Will of the late Jennie Jones Helton, as will appear by reference to the Probate records for Greenville County.

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 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.