

STATE OF SOUTH-CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
JAMES D. MCKINNEY, JR.
MAY 13 1970
ATTORNEY-AT-LAW
OLLIE FARNSWORTH
R. H. C.

BOOK 1155 PAGE 89

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles Harold Moore also known as Charles H. Moore

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina

(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 at the rate of \$98.96 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, with the first payment to be due June 12, 1970, and the remaining payments to be due on the 12th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of eight 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, and in the City of Greenville, being known and designated as Lot No. 1, Block K of Fair Heights, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 257, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Cumberland Avenue and Decatur Street, thence along Decatur Street, N. 58-40 W. 140 feet to a point at the rear corner of Lot No. 24; thence along the rear line of Lot No. 24, S. 31-20 W. 50 feet to the joint rear corner of Lots Nos. 23 and 24; thence along the common line of Lots Nos. 1 and 2, S. 58-40 E. 140 feet to the western side of Cumberland Avenue; thence along the western side of Cumberland Avenue, N. 31-20 E. 50 feet to the point of beginning.

ALSO: All of that certain lot of land with the buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina, and in Greenville Township, being known and designated as Lot No. 5, Block H, of Fair Heights Subdivision, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 257, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Brookdale Avenue, joint front corner of Lot No. 4 and running thence along Brookdale Avenue, S. 31-20 W. 50 feet to an iron pin, joint front corner of Lot No. 6; thence along line of Lot No. 6, N. 58-40 W. 150 feet to an iron pin, corner of Lot No. 20; thence along rear line of Lot No. 20, N. 31-20 E. 50 feet to an iron pin, corner of Lot No. 4; thence along line of Lot No. 4, S. 58-40 E. 150 feet to an iron pin on Brookdale Avenue, the beginning corner.

Together with all and singular rights, members, hereditaments, 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.