

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 20 3 57 PM '70
OLLIE FARNSWORTH
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **MAMIE LOU BAXTER**

(hereinafter referred to as Mortgagor) is well and truly indebted unto

**PEOPLES NATIONAL BANK
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

Two Thousand Four Hundred Sixty-Four & 56/100-----Dollars (\$ 2,464.56) due and payable in installments of \$68.46 per month for 36 months, with the first payment due on November 25, 1970, and to continue on the same day of each month thereafter until paid in full.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, Township of Greenville, about 2½ miles west of the Greenville County Court House, being known and designated as Lots #11 & 12 according to plat recorded in the R.M.C. Office for said Greenville County in Plat Book Q at Page 135. Said lots adjoin and together have the following metes and bounds, to-wit:**

Beginning on the eastern side of Holly Street at a pin, running thence with said street N. 13-15 W. 101.5 ft. to an iron pin on said street at the corner of Lot #10; thence with Lot #10 E. 126.5 ft. to an iron pin in the Ansel Arnold Line; thence S. 13-15 E. 150 ft. to an iron pin, Arnold Corner; thence N. 81-135.7 W. to the beginning corner.

Said property is the same property conveyed to the mortgagor herein by D. G. Batson by deed dated July 20, 1951, said deed being recorded in the R.M.C. Office for Greenville County in Deed Book 438, Page 378.

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.