

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Wissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

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BOOK 1171 PAGE 331

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH FROM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, JAMES E. VICK,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK

(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 Five Thousand Five Hundred and No/100-----

-----Dollars (\$ 5,500.00) due and payable in monthly installments of One Hundred Thirty-Four and 28/100 (\$134.28) Dollars with the first payment commencing December 1, 1970 and continuing on the first day of each and every month thereafter for a period of four years until paid in full,

with interest thereon from date at the rate of eight (8%) 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, in Bates Township, in the Town of Travelers Rest, on the eastern side of the right of way of the Geer Highway, being shown on plat of the property of the Fannie E. Goodlett Estate, prepared by W. J. Riddle, Sur., November 9, 1939, revised February 1946, and having the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of the right of way of the Geer Highway at the corner of the property of the previous grantor, and running thence along the eastern side of the said right of way, N 47-20 W 34 feet to an iron pin at the corner of property now or formerly, of W. H. Vest; thence along the Vest line, N 42-40 E 105 feet to an iron pin on the western side of a ten-foot alley; thence along the western side of said alley, S 47-20 E 24 feet to a point on said alley at its terminus; thence N 42-40 E 10 feet to a stake on the line of the Vest property; thence along the Vest line, S 47-20 E 10 feet to a point, the rear corner of other property of the previous grantor; thence along the line of other property of the previous grantor, S 42-40 W 115 feet to an iron pin on the eastern side of the Geer Highway, the point of beginning.

ALSO: All that piece, parcel or lot of land in said Township, County and State, in said Town of Travelers Rest, on the eastern side of said Geer Highway (formerly Jones Gap Road), adjoining and on northwest side of the above described property, and having the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of said Geer Highway, joint front corner of the property first hereinabove described and running thence along the line of said property hereinabove described, N 42-40 E 105 feet to an iron pin on the southwestern side of a ten foot alleyway; thence along the southwestern side of said ten foot alleyway, N 47-20 W 6 feet to a stake on said ten foot alleyway; thence S 42-40 W 105 feet to a stake on the eastern side of said Geer Highway; thence along the eastern side of said Highway, S 47-20 E 6 feet to an iron pin, the point of beginning.

Being the same property conveyed the mortgagor by deed of Virginia T. Vick recorded in the RMC Office for Greenville County in Deed Book 897, Page 205.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 472

SATISFIED AND CANCELLED OF RECORD

30th DAY OF Sep 1971
Ollie Farnsworth

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

AT 3:16 O'CLOCK P. M. NO. 17886