

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Nov 6 3 29 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1172 PAGE 25

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Marie E. Massingale

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greenville, 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 Two Thousand Seventy Five and 0/100

Dollars (\$2,075.00) due and payable
Thirty One (\$31.00) Dollars per month, beginning Dec. 10, 1970. Said
payments are to be applied first to the interest and the balance on the
principal.

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, being on the east side of River Street and being designated as lot number 8, shown on the Greenville County Block Book at page 71-2-8 and having the following metes and bounds:

Beginning at the corner of lot number 9, 59.6 feet from the intersection of River and Rhett Street and thence running N. 76-15 E. 155 feet to a point in line of lot number 10; thence along the line of that lot N. 2-20 W. 44 feet to the corner of lot number 7; thence S. 82-45 W. 151.4 feet along the joint lines of lots 7 and 8 to a pin on River Street; thence S. 2-20 W. 60.6 feet to the beginning corner

This is the same property conveyed to Marie E. Massingale by F. B. Massingale by deed dated April 14, 1967, recorded in Deed Book 886, page 553, R. M. C. Office, Greenville County, South Carolina.

It is understood and agreed that this mortgage is second in rank to one given on the same premises by F. B. Massingale and Marie E. Massingale to the Calvin Company in the amount of \$15,700.00 under date of March 2, 1967, recorded in Mortgage Book 1051, at page 270, R. M. C. Office, Greenville County, South Carolina.

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.