

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1199 PAGE 195

FILED
GREENVILLE, S. C.
JUL 19 12 53 PM '71
OLLIE FARNSWORTH
R. M. C. SLOAN

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, MARTHA BOMAR

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

Thirteen Thousand-----Dollars (\$13,000.00) due and payable

at the rate of \$263.60 per month, beginning August 21, 1971 and each month thereafter for 60 months

with interest thereon from date at the rate of 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 O'Neal Township, near Washington Baptist Church, lying north from the cross roads that intersects Highway 14 at Washington Church, and being designated as tract No. 3 on the plat of the property of W. F. Bomar, dated June 3, 1954, prepared by H. S. Brockman, Registered Surveyor, and recorded in Plat Book GG at page 31 in the R.M.C. Office for Greenville County. Said property contains 11.30 acres. Reference is hereby made to said plat for a more complete description.

ALSO:

ALL that certain piece, parcel or lot of land lying and being in O'Neal Township, Greenville County, State of South Carolina, located near Washington Baptist Church being bounded on the South and west by lands now or formerly owned by Melvin Haney and on the north and east by lands owned by the Mortgagor and having the following courses and distances:

BEGINNING at an iron pin on the line of the Melvin Haney land, and running thence with the said line, N. 71-52 W. 116.5 feet to an iron pin; thence with another line of Melvin Haney, N. 25-30 West 118 feet to an iron pin, joint corner of the Haney Land; thence N. 9-30 W. 106 feet to an iron pin on another line of Melvin Haney; thence a new line N. 60-13 E. 211 feet to an iron pin, new corner; thence S. 31-25 E. 229 feet to an iron pin; thence S. 38-15 W. 200 feet to the beginning corner, containing 1.51 acres, more or less.

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.