

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

BOOK 1210 PAGE 625

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, EARL LEE RUSSELL,

(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, Nine Hundred Seventeen & 80/100 Dollars (\$ 2,917.80) due and payable

at the rate of \$97.26 per month, beginning 30 days from date and each month thereafter for 30 months, at the rate of 6% add on interest.

With interest thereon from date of maturity 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, Chick Springs Township, located in the new corporate limits of the City of Greer, lying on the West side of Howell Street, (formerly Ford Street) being shown and designated as lot No. 14 on plat of property of Dr. J. T. Smith, said plat made by H. S. Brockman, Surveyor, September 20th, 1929, and being bounded on the north by lot NO. 13, on the east by the said Howell Street (formerly Ford Street) on the south by land of Calvary Baptist Church and of lands of B. L. Colvin, and on the west by lands of B. L. Colvin, and having the following courses and distances, to wit:

BEGINNING on an iron pin at the end of Howell Street (formerly Ford Street) and on the line of the Calvary Baptist Church property and runs thence with the said line and the line of B. L. Colvin, N. 57-45 W. 183.6 feet to an iron pin on the Colvin Line; thence with another line of Colvin, N. 13-30 E. 31.7 feet to an iron pin on the Colvin line and joint corner of Lot No. 13; thence with the dividing line of lots 13 and 14, S. 67-50 E. 181.3 feet to an iron pin on the west side of Howell Street (formerly Ford Street); thence with the west side of the said Street, S. 17-20 W. 62 feet to the beginning corner.

The above described lot is subject to a ten (10) foot alley along the southern line and lying ten (10) feet in width from the southern line.

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.