

BOOK 1212 PAGE 445

WILLIAM H. HANCOCK, ATTORNEY AT LAW
OFFICE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William H. Hancock, Attorney at Law

Whereas (referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank of Greenville, S. C.**

as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are set forth herein by reference, in the sum of **seven thousand and ninety-nine and 68/100** Dollars (\$ **7,099.68**) due and payable **at the rate of \$84.00 per month hereafter until paid in full, the first payment to be due December 10, 1971, and the remaining payments to be due on the 10th day of each and every month thereafter until paid in full,**

maturity
with interest thereon from **the** 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**, in the City of **Greenville**, on **North Street, or Spartanburg Road**, and having the following metes and bounds according to plat of property recorded in the R. M. O. Office for Greenville County in Plat Book **F** at page **76**:

BEGINNING at an iron pin on the East side of North Street, 325 feet from the corner of Spruce Street, and running thence S. 32-41 E. 150 feet to an iron pin; thence N. 68-00 E. 58 feet and 1 inch to an iron pin; thence N. 32-41 W. 150 feet to an iron pin on said North Street; thence with said North Street, S. 68-00 W/ 58 feet 7 inches to the beginning corner; being the front portion of Lot No. 28 according to the plat above referred to and 2 feet of the western portion of Lot No. 28-A of the Smith Goddard Property according to said plat.

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.