

FILED
GREENVILLE CO. S. C.

BOOK 1215 PAGE 423

STATE OF SOUTH CAROLINA

DEC 6 10 32 AM '71

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

LIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thelma Black, of the County and State aforesaid,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank, a
corporation,

(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 Six Thousand Five Hundred Forty-Nine
Dollars and Forty-Eight (\$6,549.48) Cents ~~XXXXXXXXXX~~) due and payable
in monthly installments of Seventy-Seven Dollars and Ninety-Seven
(\$77.97) Cents, commencing January 10th, 1972, and on the 10th day
of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 9.78 per centum per annum, to be paid: after maturity.

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, on the north side of West
Georgia Road, and being more particularly described according to
a plat thereof made by Carolina Surveying Company, Greenville, South
Carolina, dated August, 1971, entitled "Survey for Thelma Black",
recorded in the R.M.C. Office for Greenville County, in-Plat Book
4L, at Page 7, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West
Georgia Road (also known as S.C. Highway 23-541), at the inter-
section of the last mentioned road and a drive dividing this parcel
and that belonging to Robert Walker, and running thence N. 2-42 E.
235 feet E. with the East side of said drive to an iron pin; thence
with the North side of said drive N. 89-20 W. 100 feet to an iron
pin; thence N. 2-42 E. 160 feet with the Bertha F. Dean line to
an iron pin; thence continuing with the said Bertha F. Dean line
S. 89-20 E. 171 feet to an iron pin; thence with the Bertha F. Dean
line S. 2-50 W. 392.4 feet to an iron pin on the north side of West
Georgia Road; thence with the north side of West Georgia Road S.
88-30 W. 70.2 feet to an iron pin on the north side of West Georgia
Road, the point of beginning, and containing one acre, more or less.

This is the same property conveyed to the mortgagor, by
deed from Bertha F. Dean, dated September 3rd, 1971, and recorded
in the R.M.C. Office for Greenville County, South Carolina, in
Deed Book 924, at page 300.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.