

MORTGAGE OF REAL ESTATE—Office of FILED, Greenville Co. S. C. Attorneys at Law, Greenville, S. C.

BOOK 1231 PAGE 435

STATE OF SOUTH CAROLINA } MAY 2 4 37 PM '72
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. H. C.

WHEREAS, ----Elizabeth O. Carpenter----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ----The 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 ----Four Thousand and No/100-----

-----Dollars (\$ 4,000.00--) due and payable
\$97.66 monthly, beginning thirty days from date, payments to apply first to interest and balance to 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 shown as Lots Nos. 4, 5 and 6 on plat of property of E. E. Watson, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book T at Page 401, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Watson Street, 80 feet from the corner of Wilson Street, and at the front corner of Lot No. 7, and running thence with the line of said lot, S. 28-48 E., 120 feet; thence N. 58-54 E., 120 feet; thence N. 28-48 W., 120 feet to an iron pin on the south side of Watson Street; thence with Watson Street, S. 28-54 W., 120 feet to the point of beginning.

~~ALSO: All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being a part of Lots Nos. 11 and 12 on plat of property of M. B. Leach, plat of which is recorded in Plat Book A at Page 159, and, according to said plat, having the following metes and bounds, to-wit:~~

~~BEGINNING at an iron pin on the southeast side of North Leach Street, said pin being 212.9 feet southwest from the intersection of Leach Street with Birnie Street, and running thence S. 59-30 E., 150 feet; thence S. 30-30 W., 37.5 feet; thence N. 59-30 W., 150 feet to an iron pin on Leach Street; thence with Leach Street, N. 30-30 E., 37.5 feet to the point of beginning.~~

The last described lot was included through error and this mortgage covers only the Watson Street lot.

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 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.