

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OFFICE OF REAL ESTATE

WHEREAS, **WILLIAM FARNSWORTH**
of the County of Greenville, State of South Carolina, the Mortgagor,
has made known to the undersigned, the Register of Deeds for the County of Greenville, South Carolina, the nature and contents of these presents and the same are hereby recorded for the purpose of giving notice to all persons of the contents of these presents.

WHEREAS, **WILLIAM FARNSWORTH**
(hereinafter referred to as Mortgagor) has transferred unto **PEOPLES NATIONAL BANK**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, the sum of **Three Thousand Six Hundred Twenty-Five and 92/100** Dollars (\$ 3,625.92) due and payable

in forty-eight (48) equal monthly installments of \$75.54 each commencing on June 10, 1972 and payable on the 10th day of each consecutive month thereafter until paid in full, with interest thereon at the rate of six (6%) per centum per annum add on, interest being computed and added to the principal.

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, near the City of Greenville, being known and designated as Lot No. 19, Sec. 1 Oak Crest as per plat thereof recorded in the RMC Office for Greenville County, S. C. in Plat Book GG pages 130 and 131 and having according to plat made by R. W. Dalton, Engineer, February 1956, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Welcome Avenue, joint front corner of Lot Nos. 18 and 19, and running thence N. 60-02 E. 151.5 feet to an iron pin at the intersection of Welcome Avenue and Templewood Drive; thence along the curve of said Templewood Drive, the chord of which is as follows: S. 20-47 E. 44.6 feet, S. 6-44 E. 47.2 feet, S. 6-48 W. 36.2 feet and S. 28-58 W. 121.2 feet to an iron pin; thence N. 29-58 W. 180 feet to an iron pin, the point of beginning.

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.