

MORTGAGE OF REAL ESTATE

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GREENVILLE CO. S. C.  
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BOOK 1239 PAGE 607

STATE OF SOUTH CAROLINA

JUL 6 3 57 PM '72

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

ELIZABETH RIDDLE  
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. M. Horton

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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 Five Thousand & no/100---

Dollars (\$ 5,000.00 ) due and payable

in equal monthly installments of One Hundred and One (\$101.39) & 39/100 Dollars, for a period of five years, the first payment to be due and payable on the first day of August 1972, and a like payment to be due on the first day of each and every month thereafter until this indebtedness and interest has been paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Eight \_\_\_\_\_ per centum per annum, to be paid:

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 Chick Springs Township, on U. S. Highway No. 29, and known and designated as Lot No. 34 of a subdivision of the property of E. M. Wharton, as shown on plat recorded in the RMC Office for Greenville County in Plat Book F, page 208, said plat having been prepared by R. E. Dalton in June 1917.

ALSO, all that piece, parcel or lot of land in Greenville County, South Carolina, in Chick Springs Township, adjoining the above Lot No. 34, on U. S. Highway No. 29, and designated as a portion of Lot No. 36 and a part of a tract adjoining said Lot No. 36, according to plat recorded in Plat Book F, Page 208, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at U. S. Highway No. 29 at the joint corner of Lots Nos. 34 and 36, and running thence along the line of Lot No. 34, N. 11-02 W. 286 feet, more or less, to right-of-way of P & N Railway; thence along said right-of-way in a northerly direction 24 feet to a point; thence in a line parallel to Lot No. 34, S. 11-02 E. 286 feet to a point on U. S. Highway No. 29; thence along said U. S. Highway No. 29, S. 79-35 W. 24 feet to 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 all of 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.