

GREENVILLE, S. C.

AUG 17 3 07 PM '72

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE ) ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. N. Hammond, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank,  
Simpsonville Branch,

(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 Ten Thousand and 00/100 -----  
Dollars (\$ 10,000.00 ) due and payable

in monthly installments of One Hundred Twenty-One and 33/100  
(\$121.33) Dollars, beginning thirty (30) days from date and  
continuing on the like date of each month thereafter until paid  
in full, with payment 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, Standing Springs Community, Austin Township, approximately two (2) miles west of the Town of Simpsonville, and having according to a survey by C. O. Riddle, dated June 7, 1961, the following metes and bounds, to-wit:

BEGINNING at a point in Baldwin Rd., the point being located N. 80-54 E., 15.1 ft. from iron pin in the western edge of said road, and running thence with the center of said Baldwin Road, N. 6-43 W., 90.6 ft. to a point; thence continuing with the center of said road, N. 0-31 E., 120.2 ft. to a nail at the intersection of Baldwin Rd. and a secondary untreated road, thence along said secondary untreated road, N. 85-35 W., 249.8 ft. to a point; thence continuing with line in said road, N. 88-45 W., 259 ft. to a point in said road, which point is located N. 8-30 W., 10.6 ft. from iron pin on southern edge of said road; thence leaving said road and running with the line of Herbert A. Johnson, S. 8-30 E., 314.3 ft. to an iron pin; thence with other property of H. N. Hammond, N. 80-54 E., 476.8 ft. to a point in the center line of Baldwin Road, at the beginning corner. This tract contains 2.97 Acres, more or less, according to said plat.

ALSO: ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, containing 0.38 Acres, more or less, on the East side of the Standing Springs-Mauldin Road and having, according to a plat of H. N. Hammond, Jr., by C. O. Riddle, Surveyor, dated December 22, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of a new cut County Road, 759.4 ft. from the center of Standing Springs Road, and running thence S. 16-02 W., 325.5 ft. along branch to an iron pin, corner of property of H. N. Hammond; thence S. 80-46 E., 33 ft. to an iron pin, corner of property of H. N. Hammond, Jr., thence along line of H. N. Hammond, Jr., property, N. 8-30 W., 314.3 ft. to an iron pin on new cut County Road; thence along said Road, N. 84-32 W., 76.3 ft. to the point of beginning.

The above 2.97 Acre tract was conveyed to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 676, Page 331, and the 0.38 Acre tract was conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 793, Page 79.

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.