

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED AND MORTGAGE OF REAL ESTATE

BOOK 1251 PAGE 289

SET ON THE 17th DAY OF SEPTEMBER 1977

ELIZABETH HODGE
RMC

WHEREAS, PAUL E. PROFFITT

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

(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
Twenty Thousand Dollars ----- Dollars (\$ 20,000.00) due and payable

at the rate of \$167.29 monthly, beginning thirty days from date and a like amount each successive month thereafter until paid in full. Payments to apply first to interest and balance to principal.

with interest thereon from date at the rate of 8% 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, on the south side of East Tallulah Drive and being known and designated as the eastern 50 feet of Lot Number 15 and the western 25 feet of Lot Number 17 on plat of D. T. Smith Property recorded in the RMC Office for Greenville County in Plat Book F at page 108 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of East Tallulah Drive, said stake being 250 feet east of the southeast corner of the intersection of Smith Street and East Tallulah Drive, and running thence with the south side of East Tallulah Drive, N. 64-20 E. 75 feet to an iron pin; thence S. 25-40 E. 200 feet to an iron pin; thence S. 64-20 W. 200 feet to an iron pin on the south side of East Tallulah Drive, the point of beginning.

This conveyance is made subject to all easements, restrictions and rights of way of record.

Together with all and singular rights, members, herditaments, 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.