

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

OCT 3 4 18 PM '77

BOOK 1251 PAGE 647
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, Luther L. Best and Rosie Lee J. Best

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C., 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 Five Thousand and 00/100 -----

Dollars (\$ 5,000.00) due and payable

in monthly installments of Sixty and 67/100 (\$60.67) Dollars, beginning thirty (30) days from date and continuing on the like date of each month thereafter until paid in full, 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, City of Mauldin, containing three (3) Acres, more or less, and being the Eastern most portion of a six (6) acre tract shown on a Plat entitled "Property of Luther Lenwood Best and Rosie Lee Jones Best" by T. H. Walker, Jr., dated September 2, 1967, and recorded in Plat Book GGG, Page 589, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of East Butler Avenue, at the joint corner of property now or formerly of Grace P. B. Costello, and running thence along the Northern side of East Butler Avenue, S. 44-28 W., 239.5 ft., more or less, to a point; thence through the center of said tract forming a new line, N. 45-32 W., 535 ft., more or less, to a point on the line of property now or formerly of Mrs. Grace P. B. Costello; and running thence with lines of Griffith and Allison, N. 21-45 E., 260 ft., more or less, to an iron pin on the line of property of Grace P. B. Costello; thence with the Costello line, as shown on said Plat, S. 45-32 E., 645.7 ft. to a point at the beginning.

This is a portion of the property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 828, Page 540.

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.