

OK
582
AFFIDAVIT
FILED

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. MORTGAGE OF REAL ESTATE
BOOK 1261 PAGE 263
DEC 20 10 43 AM '70
ELIZABETH RIDDLE
R.M.C.

WHEREAS, John R. Arrowood, Sr. and Margaret C. Arrowood

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Bank of Travelers Rest

(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

One Thousand Seven Hundred Twelve and 70/100 Dollars (\$ 1,712.70) due and payable

in monthly installments of \$95.15 per month, beginning on January 15, 1973, and continuing on the 15th day of each and every month thereafter

with interest thereon from at the rate of 7 per centum per annum, to be paid: in advance.

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, being a part of Tract #1, on plat of D.N. Johnson Estate, prepared by W.P. Morrow, dated February 1941, and according to Plat of Survey of Property of Mary M. Johnson, prepared by C.O. Riddle, dated September 1969, recorded in Plat Book 4C at Page 157 in the RMC Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at U.S. Highway #25, and running thence S 78-59 W 2507.5 feet to a corner iron pin; thence N 5-20 E 910.8 feet to an iron pin in center of dirt road, as shown on said Plat; thence S 76-50 E 69.3 feet to an iron pin; thence S 86-50 E 462 feet to an iron pin; thence still along line of dirt road N 82-55 E 442.2 feet to an iron pin; thence S 79-19 E 295.6 feet to an iron pin; thence S 60-19 E 371.7 feet to an iron pin; thence S 48-19 E 300 feet to an iron pin; thence still along line of dirt road, S 79-00 E 119.7 feet to an iron pin; thence N 87-32 E 129.5 feet to an iron pin; thence N 78-37 E 297.5 feet to an iron pin; thence S 10-46 E 25 feet to an conc. mar.; thence S 47-14 E 40 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the Mortgagors by deed recorded in Deed Book 878 at Page 473 in the RMC Office for Greenville County.

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 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.