



FILED
GREENVILLE, S.C.
FEB 13 11:40 AM 1973
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1266 PAGE 581

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Willie Charles Black, of the County and State aforesaid,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of South Carolina,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, to the sum of Eight Thousand Seven Hundred Thirty-Two Dollars and Sixty-Four (\$8,732.64) Cents, ~~currency~~ due and payable in eighty-four (84) equal monthly installments of One Hundred Three Dollars and Ninety-Six (\$103.96) Cents each, commencing on March 10th, 1973, and on the 10th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 9.78 per centum per annum, to be paid after maturity.

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, near the Town of Simpsonville, Grove Township, on the south side of Charlie Black Road and being more particularly described according to a plat entitled, "Property of Willie Charles Black", prepared by Campbell and Clarkson, Surveyors, Inc., dated September 19th, 1972, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "4U", at page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Charlie Black Road, which point is approximately 2206 feet from the intersection of Charlie Black Road with Gunte Road, and running thence N. 29-31 E. 213.2 feet to an iron pin on Charlie Black Road; thence continuing with Charlie Black Road N. 33-23 E. 138.5 feet to an iron pin; thence S. 17-06 E. 330.5 feet to an iron pin near a spring; thence S. 61-21 W. 167.9 feet to an iron pin; thence N. 54-11 W. 162.6 feet to an iron pin, the point of beginning and containing 1.3 acres, more or less.

This is the same property conveyed to the mortgagor by deed from Charlie Black, recorded in the R.M.C. Office for Greenville County, in Deed Book 956, at page 570.

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.