

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
SEP 18 1973
DONNIE S. TANKERSLEY
R.H.C.

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1291 PAGE 71

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Joseph D. Langley

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C.

(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 **seventy-three hundred and twenty and 60/100**-----

----- Dollars (\$ 7,320.60) due and payable
in 84 equal monthly installments of \$87.15, the first payment to be due November 5, 1973, and the remaining payments to be made on the 5th day of each and every month thereafter until paid in full,

with interest thereon from maturity 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, being shown and designated as Lots Nos.

5 and 47 on Plat of Sans Souci Annex recorded in the R. M. C. Office for Greenville County in Plat Book C at page 29, and being described as follows:

Lot No. 5: BEGINNING at an iron pin at the corner of the intersection of Perry Road and Taylor Street, and running thence with the Western side of Taylor Street, S. 42-20 E. 157.5 feet to an iron pin on alley; thence with said alley, S. 42-40 W. 50 feet to an iron pin at the rear corner of Lot No. 6; thence with the line of Lot number 6, N. 42-20 W. 157.5 feet to an iron pin on Perry Road; thence with the Southern side of Perry Road, N. 42-40 E. 50 feet to the beginning corner.

Lot No. 47: BEGINNING at an iron pin at the intersection of Taylor Street and Interurban Avenue, and running thence with the Western side of Taylor Street, N. 42-20 W. 157.5 feet to an iron pin on alley; thence with the Southern side of said alley, S. 42-40 W. 50 feet to an iron pin at the rear corner of Lot No. 46; thence with the line of Lot No. 46, S. 42-20 E. 157.5 feet to an iron pin on Interurban Avenue; thence with the Northern side of said Avenue, N. 42-40 E. 50 feet to the beginning corner.



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 house-hold 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 Mortgagee 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 who may ever lawfully claiming the same or any part thereof.

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