

MAY 15 9 12 AM '61

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ira A. Giles, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

FORTY-TWO THOUSAND & NO/100 ----- DOLLARS (\$42,000.00), due and payable in monthly installments of Three Hundred and Fifty (\$350.00) Dollars commencing on the First day of August 1961 and continuing thereafter on the First day of each succeeding month until August 1, 1971 when the remaining balance shall be due and payable in full, said payments to be applied first to interest and the balance to principal. The privilege is granted to anticipate in full or in part at any time without penalty

with interest thereon from date at the rate of 5½ per centum per annum, to be paid monthly as above stated

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, and in the City of Greenville, on the Southern side of Wilkins Street and having, according to a survey entitled property of "J. D. Poag and J. H. Price, Jr." by Piedmont Engineering Service, dated 14 April 1951, the following courses and distances, to wit:

BEGINNING at an iron pin on the southern side of Wilkins Street which pin is 403 feet West of the western intersection of Wilkins Street and Hill Street and running thence S. 5-40 E. 208.3 feet to an iron pin; thence S. 88-42 W. 240 feet to an iron pin; thence N. 0-21 E. 210 feet to an iron pin on the southern side of Wilkins Street; thence with Wilkins Street N. 86-0 E. 218 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Eugene Rackley recorded in the R. M. C. Office for Greenville County in Vol. 63h at Page 201.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.