

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

883- 879 Plat 367

JAN 17 4 49 PM 1962 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLE L. W. WORTH
R. M. C.

WHEREAS, I, Sarah Elizabeth LaBoone Lee

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank

(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 fifteen hundred dollars

Dollars (\$ 1500.00) due and payable

at the rate of \$125.00 each ninety days hereafter until paid in full, plus payment of interest each ninety days hereafter on the unpaid balance at the rate of seven per cent per annum,

with interest thereon from date at the rate of seven per centum per annum, to be paid each ninety days hereafter.

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 Gantt Township, near Gantt Station, being shown as Tract No. 3 on plat of property entitled Property Plat of W. F. LaBoone Estate recorded in the R. M. C. Office for Greenville County in Plat Book 88, at page 97, and having the following metes and bounds according to said plat:

BEGINNING at a point in the center of Murrell Drive joint front corner of Tracts Nos. 2 and 3, (iron pin being located on joint line of Tracts Nos. 2 and 3 at distance of 27 feet from the beginning point); and running thence along the center of Murrell Drive N. 87-18 E. 258.7 feet to a point in the center of Murrell Drive; thence continuing along the center of Murrell Drive, N. 14-12 E. 85 feet to point on line of Poplar Valley Property (iron pin being located on line in easterly direction 12 feet from said point); thence S. 32-35 E. 99.7 feet to an iron pin; thence along the line of Earle property, S. 32-35 W. 296.5 feet to an iron pin; thence N. 58-58 W. 219.5 feet to the beginning corner.

Together with all and singular rights, members, appurtenances, 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.