

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, S. C.

BOOK 912 PAGE 273

JAN 25 12 13 PM 1963

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

OLLIE LANNSWORTH
R. M. C.

WHEREAS, **Ada Frances K. Bramlett,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank, Greenville, S. C.,**
its Successors and Assigns forever:

(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 -----
Three Thousand and No/100 (\$3,000.00)----- Dollars (\$ 3,000.00) due and payable

\$31.25 on principal on the 25th day of each month, commencing February 25, 1963, balance due eight years after date,

with interest thereon from date at the rate of **seven** 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

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, in Greenville Township, being known and designated as a portion of Lot No. 12 as shown on plat of property of L. A. Moseley prepared by Dalton & Neves, Engrs., June, 1940, recorded in Plat Book "J", at Page 239, and being more particularly described according to a more recent survey by J. C. Hill dated October 25, 1948, is described as follows:

BEGINNING at an iron pin on Burgess Avenue (formerly Charles Street) joint corner of Lots Nos. 12 and 13 and running thence along joint line of said lots, N. 46-45 W. 75 feet to an iron pin in line of Lots sold to F. W. Dillard; thence with the line of the Dillard lot, S. 44-15 W. 109.5 feet to an iron pin in Burgess Avenue; thence with said Avenue, S. 58-15 E. 68.5 feet to an iron pin; thence with the curve of Burgess Avenue (the chord of which is N. 84 E. 13 feet) to an iron pin; thence continuing with Burgess Avenue, N. 43-15 E. 87.3 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor by **W. Jewell Bramlett** by his deed dated March 27, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 670, Page 541.

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.

*Paid and satisfied in full
this the 30th day of June 1964.
The Peoples National Bank
Greenville, South Carolina*

*Michelle C. Oskens
Assistant Cashier*

*Witness
Minnie E. Christensen
Bobby J. Oskens*

ATTESTED AND CORRECTED BY MANN & MANN
Ollie Lannsworth
E. R. C. OFFICE FOR GREENVILLE COUNTY, S. C.
JAN 24 1963