

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE PARSONS MORTGAGE OF REAL ESTATE
R.M.C.

BOOK 941 PAGE 573

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **W. H. B. SIMPSON**

(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

Ninety Thousand and No/100----- Dollars (\$ 90,000.00) due and payable to be paid in the following manner: the sum of Two Thousand Two Hundred Fifty (\$2,250.00) Dollars on principal in equal quarterly installments commencing on the 1st day of March, 1964 with the final payment due and payable on the 27th day of November, 1973.

with interest thereon from date at the rate of **5-1/4%** per centum per annum, to be paid **quarterly**

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** at the southwesterly intersection of **Hammond Street Extension and Falls Street Extension**, being more particularly shown on plat of property of **W. H. B. Simpson**, prepared by **Piedmont Engineering Service** dated **September, 1960** and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of **Hammond Street Extension** at the beginning of a curve which constitutes the intersection with **Falls Street Extension** and running thence along said curve (50°R) a chord distance of **S. 59-48 E. 41.0 feet** to a point; thence **S. 12-00 E. 40.0 feet** to the end of said curve; thence with the western side of **Falls Street Extension S. 8-15 W. 19.7 feet**; thence continuing with **Falls Street Extension** along a curve, the chord of which is **S. 3-55 E. 77.0 feet** to a point; thence continuing along said curve **S. 18-42 E. 44.1 feet** to an iron pin on the western side of **Falls Street Extension**; thence **S. 79-35 W. 150 feet**, more or less, to the center line of the **Reedy River**; thence up the center line of **Reedy River 20 feet**, more or less, to a point; thence **N. 10-25 W. 223 feet**, more or less, from the center line of the river to an iron pin on the south side of **Hammond Street Extension**; thence with the south side of **Hammond Street S. 88-52 E. 147.6 feet** to the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by Deed of **The Citizens and Southern National Bank of South Carolina** dated **September 2, 1960** and is recorded in the **R. M. C. Office of Greenville County, S. C.** in Deed Book **671** at page **88**. The plat herein above referred to of the property of **W. H. B. Simpson** is recorded in said **R. M. C. Office in Plat Book WW** at page **19**.

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