

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }



BOOK 952 PAGE 155

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Lois C.

Peoples of Greenville County

WHEREAS, I, Lois C. Peoples

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston 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

Four hundred forty-four and 77/100- - - - - Dollars (\$ 444.77) due and payable

in monthly installments of 25.00 each beginning April 5, 1964 and continuing for seventeen months with a final installment of \$19.77 due September 5, 1965

with interest thereon from date at the rate of six per centum per annum, to be paid: maturity

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, near the Old Hundred School, being more particularly described according to a recent survey prepared by J. C. Hill, April 7, 1951, as follows:

BEGINNING at a nail and cap in the center of a county road, and running thence N. 4-30 W. 1172 feet to a stake near a branch; thence S. 64-45 E. 428 feet to a stake near a branch; thence S. 20-15 W. 501 feet to a stone; thence S. 15-55 E. 641 feet crossing the county road to an iron pin; thence S. 74-55 E. 501 feet to a stone; thence S. 38-15 W. 513 feet to a stone; thence S. 78-30 W. 356 feet to a stone; thence N. 43-34 W. 937.5 feet to a nail and cap in the center of county road; thence N. 86-20 E. 588 feet to the beginning corner, containing in the aggregate 16.88 acres, more or less.

This deed is made subject to an iron pipe line easement as shown on said plat.

This being that same piece of land conveyed to Lois C. Peoples by Marion Coker, as surviving Executor and Trustee under the Last Will and Testament of Robert O. Coker, deceased in his deed dated July 18, 1951 and recorded in the Clerk of Court's office for Greenville County in Book 439 at page 40.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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.