

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: 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

TWENTY THOUSAND AND NO/100 - - - - - DOLLARS (\$ 20,000.00),

due and payable in monthly installments of Two Hundred Twenty-five and No/100 (\$225.00) Dollars commencing thirty days after date and continuing thereafter on the same date of each succeeding month until paid in full, said payments being first applied to interest and the balance to principal. The right is given to anticipate in full or in part at any time

with interest thereon from date at the rate of six (6) 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, on the northwestern side of Warehouse Court and having, according to a plat captioned "Property of Ira A. Giles, Jr." by C. W. Webb, dated April 1, 1961, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwestern side of Warehouse Court (this point being approximately opposite from the southwestern intersection of Warehouse Court and Artillery Road) and running thence with Warehouse Court S. 55-08 W. 109.3 feet to an iron pin, thence N. 39-45 W. 151.2 feet to an iron pin on the right-of-way of the Southern Railroad; thence with said right-of-way in a curved line, the chord of which is N. 47-02 E. 125.3 feet to an iron pin; thence S. 34-19 E. 168.5 feet to the beginning corner.

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.

*For Satisfaction to this Mortgage
to this Mortgage see R. L. M. Book 1137 page 231.*

RECORDED AND CANCELLED BY REC'D
19th DAY OF September 1969
Ollie Furrow
R. L. M. C. FOR GREENVILLE COUNTY, S. C.
10-18 BOOK A. M. NO. 6886