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GREENVILLE CO. S. C.

BOOK 1065 PAGE 537

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 8 10 08 AM 1967

MORTGAGE OF REAL ESTATE

OLLIE FARRNSWORTH
R. M. O. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Russell Rigdon**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **People's National Bank, Greenville, South Carolina**

(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

One Thousand Eight Hundred Ninety-Six and 84/100 Dollars (\$ 1,896.84) due and payable in thirty-six monthly installments of Fifty-Two and 69/100 Dollars (\$52.69)

including interest
with ~~thereon~~ thereon from **date** at the rate of **six** per centum per annum, to be paid:
in thirty-six monthly installments

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, situats, lying and being in the State of South Carolina, County of **Greenville, Greenville Township, on the western side of Holliday Ave., near the city of Greenville, being shown as Lot No. 11 on plat of property of A. W. Holliday, made by R. E. Dalton in October, 1923, recorded in the plat book F at page 167, and described as follows:**

Beginning at a stake on the western side of Holliday Avenue 114 feet south from Morgan Street, at corner of Lot No. 10, and running thence with the line of said lot, S.83-15W. 120 feet to a stake; thence S.6-45 E. 57 feet to a stake at corner of lot No. 12; thence with the line of said lot N. 83-15E. 120 feet to a stake on Holliday Avenue; thence with the western side of Holliday Avenue N.6-45 W. 57 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

FOR SATISFACTION TO THE MORTGAGEE
BY THE MORTGAGOR
OLLIE FARRNSWORTH
R. M. O.
WITNESSES:
LEATHERWOOD, WALKER, TODD & MANN
ATTORNEYS AT LAW
GREENVILLE, S. C.