

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. E. PRATER

(hereinafter referred to as 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 Thirteen Thousand and No/100 - - - - - Dollars (\$13,000.00) due and payable

to be paid \$149.28 on the first day of April, 1968 and a like amount on the first day of each succeeding month thereafter until March 1, 1978, at which time the entire remaining balance shall be paid in full, payments to be applied first to interest and then to principal with interest thereon from date at the rate of 6 3/4 per centum per annua, 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 piece, parcel or lot of land, situate, lying and being in the City of Greenville, Greenville County, South Carolina, being the greater portion of Lot No. 83 and a small triangle of Lot No. 82 of Elletson Acres, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 5, and as revised by Jones & Sullivan Engineers, March 6, 1959, recorded in Plat Book SS at page 129 and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeast side of Lockwood Avenue at joint front corner of Lots No. 83 and 84 and running thence with the line of said lot N. 59-50 E. 213.9 feet to an iron pin; thence S 29-15 E., 225.5 feet to an iron pin; thence N. 83-39 W., 226.9 feet to an iron pin; thence S. 53-36 W., 16 feet to an iron pin; thence with the curve, the cord of which is N. 2-29 W., 9 feet to an iron pin; thence N. 83-39 W., 9 feet to the joint front corners of Lots No. 82 and 83 on Lockwood Avenue; thence with Lockwood Avenue N. 36-55 W., 80 feet to the point of beginning.

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.