

AUG 1 3 54 PM 1968

BOOK 1099 PAGE 169

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. PHILLIPS KRAEMER AND BRADLEY C. KRAEMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES 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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00) due and payable

in monthly installments of \$114.06 beginning one month from date and continuing on the same day of each month thereafter until paid in full; said payments to be applied first to interest and balance to principal;

with interest thereon from date at the rate of 6-3/4 per centum per annum, 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 Greenville, City of Greenville, being known and designated as Lot No. 41, property of Abler and Rasor, plat of which is recorded in the Greenville County R. M. C. Office in Plat Book E at Page 153, and having, according to a plat by A. C. Crouch, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Club Drive at the joint front corner of Lots Nos. 40 and 41, and running thence along the joint front line of the said lots N. 17-29 W. 167.8 feet to an iron pin at the rear joint corner of the said lots; thence along the rear joint line of Lots Nos. 28 and 41 N. 64-29 E. 76.5 feet to an iron pin at the rear joint corner of Lots Nos. 41 and 42; thence along the joint line of said lots S. 18-22 E. 169 feet to an iron pin in the line of Club Drive at the joint front corner of the said lots; thence along the north side of Club Drive S. 65-30 W. 79 feet to the point of beginning.

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.

Paid and Satisfied in Full this
the 14 day of Oct 1968

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Witness [Signature]
[Signature]
[Signature]

Pres. Cashier

SATISFIED AND CANCELLED OF RECORD
DAY OF Oct 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:14 O'CLOCK P. M. NO. 2341