

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1101 PAGE 203

MORTGAGE OF REAL ESTATE

AUG 26 1 38 PM 1968 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William W. Radford,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National 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 Five Thousand Five Hundred

Dollars (\$ 5,500.00) due and payable

in monthly installments of Sixty-Eight Dollars and Seventy-Nine (\$68.79) Cents each, commencing on the first day of October, 1968, and on the first day of each succeeding month until paid in full,

with interest thereon from date at the rate of seven 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, in Butler Township, State of South Carolina, being known and designated as a portion of Lot No. 4, of Block B, of a subdivision known as "East Highlands", as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "K", at pages 35 and 36, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Highland Drive at the joint front corner of Lots 4 and 5, and running thence along Highland Drive, N. 23-43 E. 60 feet to a point in the line of Lot No. 4; thence running across Lot No. 4 in a Southeasterly direction approximately S. 64-32 E. approximately 270 feet to a pin in five-foot strip reserved for utilities, said pin being 7 feet South of the joint rear corner of Lots 3 and 4; thence S. 16-11 W. 51 feet to the joint rear corner of Lots 4 and 5; thence along the line of Lots 4 and 5, N. 68-15 W. 276.4 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 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.

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