



BOOK 1108 PAGE 625

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Broadus Durham

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, 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 Two Thousand Five Hundred Forty-Six and 28/100 Dollars (\$2,546.28) due and payable

At the Rate of Seventy and 73/100--(\$70.73) per month for a period of 36 months beginning September 12, 1968.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: In Advance

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, Austin Twonship, containing approximately 2 acres more or less as shown by a plat made by C. O. Riddle on July 7, 1958 entitled "property of Tom Davis, Greenville County, South Carolina and having according to said plat the following metes and bounds, to-wit:

BEGINNING at pin on the eastern side of S. C. Highway 417 (Georgia Road) at corner of property owned by Tom Davis and running thence with the eastern edge of said Highway 600 feet more or less to a pin on the line of the property of Nannie C. Holland; thence with the Holland line, S. 14-50E. 588 feet to a pin at the line of Davis; thence with the line of Davis 416.8 feet to the beginning corner, LESS HOWEVER a small portion as was condemned by the State Highway Department for Road Purposes and a small tract conveyed to Tom Davis, and being the same tract of land conveyed to Broadus Durham by Tom Davis by deed as recorded in Deed Book 602 at page 107 in the Greenville County R. M. C/ Office.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 153

SATISFIED AND CANCELLED OF RECORD

23 DAY OF Aug 1971

Ollie Farmworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:30 O'CLOCK P M. NO. 5610