

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1113 PAGE 507

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 3 3 10 PM 1969

WHEREAS, Ola H. Turner ^{OLLIE FARNSWORTH}
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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

Two Thousand and Five Hundred and 00/100 Dollars (\$2,500.00) due and payable to be paid in installments of Forty-Nine and 51/100 (\$49.51) Dollars per month to be applied first to interest and the balance to principal, the first such payment to be made one month from date and the like amount to be paid each month thereafter 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 Greenville Township; being known and designated as the northern portion of Lot #22, Section A, of Stone Land Company, as shown on a plat of the same recorded in the R.M.C. Office for Greenville County in Plat Book A, pages 337 - 345, and being more fully described as follows:

BEGINNING at a stake on the western side of Wilton Street, 65 feet north from the northwestern corner of Wilton and Randall Streets, and running thence in a northerly direction with Wilton Street 60 feet to the corner of a lot formerly owned by A. A. Butler; thence in a westerly direction with Butler's line a distance of 108 feet and 10 inches to a pin; thence s. 1 - 41 w. 69 feet and 6 inches to a pin, the corner of a lot sold to Paul J. Oeland; thence in an easterly direction 108 feet and 9½ inches to the beginning corner.

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.