

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

FEB 18 10 12 AM 1939

STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }
OLLIE FARMWORTH
R. M. C.

To All Whom These Presents May Concern:

Whereas: Frances T. Bagwell

(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 ----- Three Thousand, Five Hundred and No/100 ---
-----Dollars (\$3,500.00) due and payable

at the rate of Fifty-two and 83/100 (\$52.83) Dollars per month, payment to be applied first to interest, and then to principal. Balance of loan is due on or before seven (7) years from date.

with interest thereon from date at the rate of Seven (7%) 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 Woodside Mills Village in the Town of Simpsonville, being known and designated as Lot 23 of "A Subdivision of Woodside Mills, Simpsonville, S. C.", as shown by plat thereof made by Piedmont Engineering Service, Greenville, S. C., dated February 1953, and recorded in the RMC Office for Greenville County in Plat Book GG at Page 5.

According to said plat the within described lot is also known as No. 14 "B" Street (now known as College Street) and fronts thereon 80 feet and being the same property conveyed to the Mortgagor herein by deed recorded in Deed Volume 487 at Page 253 in the RMC Office for Greenville County.

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.

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Paid and Satisfied in Full this
the 4 day of Jan. 1939

THE PEOPLES NATIONAL BANK
Simpsonville, Greenville, South Carolina

S. M. Hirt Pres. *authingol signature*
Cashier

Witness *Louis B. ...*
...

SATISFIED AND CANCELLED OF RECORD
1 DAY OF Feb. 1939
Ollie Farmworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK P. M. NO. 1117