

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 9 11 10 AM '69

MORTGAGE OF REAL ESTATE

BOOK 1122 PAGE 241

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Dorothy B. Merrell and William P. Merrell

(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 to the sum of Three Thousand and NO/100 (\$3,000.00)

Dollars (\$ 3,000.00 ) due and payable  
in monthly installments of One Hundred and NO/100 (\$100.00) Dollars each, first payment shall be due and payable on the 20th day of May, 1969, and to continue in like payments on the 20th day of each and every month thereafter until paid in full, payments to be first applied to interest, and balance, if any, to be applied to principal.

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid on the unpaid balance

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 Chick Springs Township, about three miles southwest of Greer, South Carolina, lying on the western side of Greer-Brushy Creek Road, and being a portion of the same land conveyed to W. A. and Kathleen E. Boyter by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 269 at page 224, and having the following courses and distances, to-wit:

BEGINNING on a point in the said road at a distance of 375 feet west of the Suber Road Crossing and runs thence N. 53-00 W. 210 feet to a stake; thence S. 37-00 W. 210 feet to a stake; thence S. 53-00 E. 210 feet to a point in the center of the said Brushy Creek Road; thence with the center of the said road N. 37-00 E. 210 feet to the beginning corner, and containing one (1) acre, more or less. Subject to the easements and rights-of-ways of record.

This being that same property conveyed to mortgagor by deed of W. A. and Kathleen E. Boyter, dated January 23, 1962, and recorded in the R.M.C. Office in Deed Book 692, at page 361.

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.