

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

BOOK 1123 PAGE 667

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, E. W. Duckworth,

(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 Seventeen Thousand and No/100-----

----- Dollars (\$ 17,000.00) due and payable

\$197.39 to be paid on or before the 1st day of June, 1969, and \$197.39 to be paid on or before the 1st day of each and every successive month thereafter until paid in full, all payments to be applied first to interest and balance to principal, with final payment to be made on or before the 1st day of May, 1979, 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, on the south side of Mills Avenue Extension, and being known and designated as Property of E. W. Duckworth on a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "S", Page 173, and having the following metes and bounds, to-wit:

Beginning at a point on the south side of Mills Avenue Extension and running thence S. 19-30 E. 150 feet to a point; thence running N. 70-30 E. 100 feet to an iron pin; thence running S. 60-35 E. 33.5 feet to an iron pin; thence running S. 25-16 W. 189.1 feet to an iron pin on Chapman Road; thence running with Chapman Road N. 60-35 W. 100 feet to an iron pin; thence continuing along said road N. 56-13 W. 272 feet to an iron pin; thence following the curve of the intersection of Chapman Road and Mills Avenue Extension N. 22-20 E. 19.2 feet to an iron pin on Mills Avenue Extension; thence following Mills Avenue Extension N. 70-01 E. 226.6 feet to the point of beginning.

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.