

STATE OF SOUTH CAROLINA

GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 2 1 10 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1127 PAGE 305

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert E. Wright and Marian A. Wright,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greer, S. C.,

its successors and assigns forever,

(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 Eleven Thousand and No/100

Dollars (\$ 11,000.00) due and payable in monthly installments of One Hundred Twenty-Eight and No/100 (\$128.00) Dollars each. Said payments to begin one month from date and continue thereafter until paid in full. Each of said payments to be applied first to interest and the balance to the principal.

with interest thereon from date at the rate of 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, situated on the east side of State Highway No. 14 and the north side of Frohawk Creek, about one mile northward from the City of Greer, O'Neal Township, Greenville County, State of South Carolina, and being shown on a plat of property of B. W. Waters recorded in Plat Book "U", page 150, R. M. C. Office for Greenville County, and having the following courses and distances, to-wit: BEGINNING at an iron pin in State Highway No. 14 at the intersection of a new street leading eastward from said Highway, and running thence along said highway, S. 24-27 E. approximately 150 feet to bend; thence S. 25-08 E. 345 feet, and S. 60-42 E. 221 feet to Frohawk Creek at the bridge; thence down said creek, N. 17 E. 112 feet and N. 72-10 E. 115 feet to an iron pin on bank of creek; thence N. 10-02 W. approximately 531.7 feet to an iron pin; corner of Lot No. 34 on amended plat; thence along the line of Lot No. 34, S. 78-43 W. 192.1 feet to an iron pin; thence N. 10-42 W. approximately 50 feet to the south side of the new street; thence along the south side of the new street, S. 66-33 W. approximately 218 feet to the beginning corner.

This is the same property conveyed to Robert E. Wright and Marian A. Wright by deed of B. W. Waters, recorded in Deed Book 607 at page 423, R. M. C. Office for Greenville County.

The undersigned agrees that the aforesaid rate of interest on this obligation may, from time to time, at the discretion of the holder be increased to the maximum rate per annum permitted to be charged from time to time by applicable South Carolina law. However, in no event shall the interest rate exceed the rate of 8% per annum during the term of this obligation.

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.