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MORTGAGE OF REAL ESTATE—Offices of **OLLIE FARNSWORTH** Thomason, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Lewis Blackwell (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 **Five Thousand Nine Hundred**

Seventy Four and 56/100-----DOLLARS (\$ 5,974.56),

with interest thereon from date at the rate of **six (6)** per centum per annum, said principal and interest to be repaid: **\$124.47** per month beginning **January 25, 1970** and **\$124.47** per month on each successive month thereafter until paid in full.

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 the City of Greenville, on Augusta Street and having, according to a plat made by **W. D. Neves**, Engineer, February 26, 1913, recorded in Plat Book E at page 69 in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Augusta Street 20 feet from the corner of Augusta Street and Elkins Street, being the joint corner of Lots 1 and 2 and running thence along Augusta Street, N. 0-45 W. 23.5 feet to an iron pin at the corner of Lots 2 and 3; thence S. 78-45 E. 80 feet along the joint line of said lots to an iron pin on an alley; thence along said alley, S. 0-45 E. 22.6 feet to an iron pin at the joint corner of Lots 1 and 2; thence along the joint line of the last mentioned lot, N. 79 W. 80 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 764 at page 176 in the R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.