

FEB 17 10 52 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DILLIE FARNSWORTH
R. M. C. } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: ELLA MAE GREEN (also Greene)

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, SIMPSONVILLE, SOUTH CAROLINA

(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 -----TWELVE THOUSAND AND NO/100-----

----- Dollars (\$12,000.00) due and payable

at \$145.60' per month, payments to be applied first to interest then to principal.

with interest thereon from date at the rate of eight per centum per annum to be paid: monthly for 10 years.

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 Austin Township, on the southeastern side of Pelham Road, east of Mauldin, South Carolina, and approximately 750 feet northeast of the C & W C Railroad and containing 0.78 acres, more or less, and having according to plat of property of C. W. Jones, dated June 10, 1952, made by W. J. Riddle, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Pelham Road at the joint front corner of lots Nos. 1 and 2, as shown on the plat of property of C. W. Jones and running thence along the line of Lot No. 2, S. 48-04 E., 450 feet to an iron pin at the rear corner of Lot No. 2; thence along property of B. E. Greer, N. 86-44 E., 202.2 feet to an iron pin; thence along the property of Poplar Springs Church, N. 3-16 E., 54 feet to an iron pin; thence continuing with said property, N. 48-04 W., 313 feet to an iron pin; thence with the southeastern side of said road, N. 74-42 E., 100 feet to the point of beginning and including that small triangular strip now situate inside the bounds of said county road directly in front of said lot extending into said road 28 feet on the northern side and running from said point to the other corner being the same corner as Lot No. 2, 149.6 feet.

Being the same property conveyed to the mortgagor herein by deed of Lloyd S. Green recorded in the RMC Office for Greenville County in Deed Volume 645 at Page 86.

ALSO: All that certain piece, parcel or lot of land adjoining the above described lot being located on the south side of East Butler Avenue containing 0.28 acres, more or less and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of East Butler Avenue and running thence with Green line, S. 48-12 E., 311.6 feet; thence N. 86-52 W., 125.6 feet; thence N. 28-01 W., 227.5 feet to the beginning corner, being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 832 at page 345.

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.