

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas:

MARY G. SLOAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank, Simpsonville, S. C.  
 (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 -----

--One Thousand Five Hundred Sixty-eight and 64/100--Dollars (\$1568.64 ) due and payable  
 in twenty-four monthly payments of \$65.36 each

with interest thereon from date at the rate of 5% (6) 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, in the Town of Simpsonville, being located on the Northwesterly side of League Road, and having the following metes and bounds, to wit:

BEGINNING at a point in center of League Road at joint front corner with property now or formerly of Curry and running thence S. 54-15 W., 130 feet to line now or formerly of Sloan; thence with said Sloan property, N.E. 87 feet to property, now or formerly of Foy Davis; thence with said Davis property in an easterly direction 134 feet to the center of League Road; thence with the center of League Road, S. 8-03 W., 49feet 2 inches to the beginning corner.

Being the same property conveyed to Mary G. Sloan by Deed recorded in Deed Volume 771 at page 120.

ALSO: All that certain piece, parcel or lot of land lying, being and situate in Austin Township, Greenville County, State of South Carolina, located on the west side of Garrison Road in the Town of Simpsonville, being a portion of a subdivision and plat made by W. J. Riddle, surveyor, on May 18, 1944, which plat is of record in the R.M.C. Office for Greenville County in Plat Book O, Page 17, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwest side of Garrison Road and running along the McGaha property line 158 feet W. to an iron pin; thence 52 feet S. along the Sloan property line to an iron pin; thence E. 134 feet along the line of M. B. Curry to an iron pin; thence N. along Garrison Road 62 feet 10 inches, to the beginning corner.

Being the same property conveyed to Mary G. Sloan by Ralph Drake, Probate Judge, Greenville County, by Deed to be recorded herewith.

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.