

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Co., Greenville, S. C.

FILED

BOOK 1155 PAGE 145

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 11 4 23 PM '70
MORTGAGE OF REAL ESTATE

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

WHEREAS, JACK D. AGEE AND WENDELL M. AGEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK,
GREENVILLE, 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 Sixteen Thousand and No/100

Dollars (\$ 16,000.00) due and payable
in consecutive monthly installments of One Hundred Thirty Three and 84/100 Dollars (\$133.84)
beginning June 13, 1970, and continuing for a period of twenty (20) years with the final payment
being due on May 13, 1990, said payments to be applied to interest on the unpaid balance, and
then to principal;

with interest thereon from date at the rate of eight 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 North side of West Belvedere Road, being shown and designated as Lot No. 121 on plat of South Forest Estates recorded in the Greenville County R. M. C. Office in Plat Book GG, Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Belvedere Road at the joint front corner of Lots 120 and 121, and running thence along the line of Lot 120 N. 5-36 W. 125 feet to an iron pin; thence S. 84-21 W. 100 feet to an iron pin at the joint rear corner of Lots 121 and 122; thence with the line of Lot 122 S. 5-36 E. 125 feet to an iron pin on the North side of West Belvedere Road; thence along West Belvedere Road N. 84-21 E. 100 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.