

GREENVILLE CO. S. C.

JUN 11 4 01 PM '70

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

BOOK 1157 PAGE 501

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, ALLEN TOMS REESE and LUCY ANNE T. REESE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE, 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 Fifteen Thousand Five Hundred and No/100----- Dollars (\$ 15,500.00) due and payable

as follows: One Hundred Forty Eight and 13/100 (\$148.13) Dollars on the 10th day of July, 1970 and One Hundred Forty Eight and 13/100 (\$148.13) Dollars on the 10th day of each and every month thereafter until the entire amount has been paid. Payment to be applied first to the principal and then to the interest

with interest thereon from date at the rate of 8 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 Oaklawn Township, containing 11.03 acres and being shown as a part of Tract No. 1 of the property of Nellie H. Cason, made by W. J. Riddle, Surveyor, July, 1945, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a stake forming the joint corner of properties now owned by Fletcher J. Rector and Mildred M. Rector and R. T. Reid; thence N. 52-10 W. 1359.6 feet along the line of the Reid property, crossing a branch to an iron pin forming a corner with the Clark property; thence S. 85-15 E. 1101 feet along the Clark property across a branch to an iron pin; thence S. 66-02 E. 276.1 feet to a stake at the corner of the Rector property; thence S. 23-11 W. 653.7 feet along the line of the Rector property to a stake, the point of beginning.

Also: All that certain piece, parcel or tract of land in Oaklawn Township, Greenville County, State of South Carolina, containing 5.53 acres and having according to plat made by W. J. Riddle, Surveyor, 1945, of the property of Nellie H. Cason, the following metes and bounds, to wit:

Beginning at an iron pin in line of 11.03 acre tract and running thence S. 33-45 W. 525.5 feet to a stake; thence N. 74-07 W. 360 feet to a stake; thence N. 11-03 W. 677.4 feet to a stake in line of 11.03 acre tract; thence with line of said tract, S. 53-10 E. 820 feet to the beginning point.

Together with such rights as the mortgagor has in the Right-of-way and easement as set forth in Deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 647 at Page 268 and being the same property conveyed to R. V. Chandler and Company, Inc. by Hazel W. Melton, October 17, 1967 and recorded in said RMC Office in Deed Book 831 at Page 56.

Together with all and singular rights, members, hereditaments, 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.