

MORTGAGE OF REAL ESTATE prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 11 1 49 PM '70

OLLIE FARNSWORTH

R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas JAMES A. MASSEY

(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 ----- FIVE THOUSAND and NO/100 ----- Dollars (\$5,000.00) due and payable

at the rate of \$60.67 per month with payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of eight (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 Austin Township, situate east of the Town of Simpsonville, and being known as Lot No. 36 according to the plat of property of the D. N. Mayfield Estate, made by J. Q. Bruce, dated November 4th, 1952, and recorded in the R.M.C. Office for Greenville County in Plat Book "CC" at Page 199, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Georgia Road, and running thence along the southern side of said road N. 74-35 E., 85.2 feet to an iron pin at the joint front corner of Lots 36 and "Sold" lot; thence along said lot marked "Sold" S. 12-40 E., 190.3 feet to an iron pin at the rear corner of Lots 34 and 36; thence along the line of Lot 34 S. 74-25 W., 91 feet to an iron pin, rear corner of Lot 35; thence along the line of Lot 35, N. 9-15 W., 191.7 feet to an iron pin at the joint front corner of Lots 35 and 36; being the point of beginning.

This being the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Volume 732 at Page 439.

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.