

GREENVILLE CO. S. C.

AUG 20 2 24 PM '70

BOOK 1164 PAGE 45

MORTGAGE OF REAL ESTATE—~~Offices of Love, Harrison, Arnold & Thomason, Attorneys at Law, Greenville, S. C.~~
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. Peterson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank

(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 Seven Hundred Eighty-eight and no/100 DOLLARS (\$1,788.00),
add on with interest thereon from ~~from~~ ^{Maturity} at the rate of 6½ per centum per annum, said principal and interest to be repaid: in monthly installments of \$74.50 beginning on September 19, 1970 and a like payment on the 19th day of each month thereafter until paid in full with add on interest at the rate of 6½% from maturity to be computed and 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 Greenville Township, near the corporate limits of the City of Greenville, on the Southeast side of Sumner Street, and being designated as the Western part of lots 1 and 2 of Block C, as shown on plat of property of Furman Investment Co., recorded in Plat Book A at pages 122 and 123, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Sumner Street, joint corner of Lots Nos. 2 and 3 of Block C and running thence with the joint line of Lots 2 and 3, S. 81-06 E. 79 feet to an iron pin in a rock in line of property formerly owned by Wyatt Aiken; thence with the line of said property, N. 15-0 E. 124 feet to pin on Sumner Street; thence with Sumner Street following the curve in a Southeasterly direction to the beginning corner, bounded on North and West by Sumner Street; on East by property formerly owned by Wyatt Aiken and on the South by lot no. 3 of Block C.

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 196 at page 118.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.