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

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Ben A. Maynard

(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 -----ELEVEN THOUSAND and NO/100-----

Dollars (\$ 11,000.00 ) due and payable

at the rate of \$133.47 per month 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, on the South side of the Georgia Road near the Town of Simpsonville, and being shown as an unnumbered lot on Plat of Property of M. M. Scott, prepared by W. J. Riddle, Surveyor, dated September 18, 1947, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the South side of the Georgia Road at the joint front corner of property now or formerly of M. M. Scott and running thence along the line of Scott S. 0-58 W., 299 feet to a point; thence continuing with the line of Scott S. 9-30 W., 535 feet to a stake in branch; thence with the meanders of said branch the following courses and distances: N. 63-24 E., 35 feet; thence S. 53-41 E., 90.5 feet; thence N. 89-53 E., 124 feet; thence N. 67-53 E., 142.5 feet; thence N. 6-12 W., 70 feet; thence N. 49-08 E., 180 feet to a stake at the corner of property now or formerly of Mrs. Fowler; thence along the line of Fowler N. 7-20 W., 490 feet to a point at the rear corner of Lot No. 1; thence along the rear line of Lots 1, 2, and 3, S. 87-50 W., 246.7 feet to a point at the rear corner of Lot No. 3; thence along the line of Lot No. 3, N. 2-38 W., 149.5 feet to an iron pin in the Georgia Road; thence with the Georgia Road S. 87-50 W., 90 feet, more or less, to the beginning corner.

The above described property is the same conveyed to Ben A. Maynard by deed of M. M. Scott, dated October 8, 1947, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 323, at Page 344.

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.