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GREENVILLE CO. S. C.

BOOK 1168 PAGE 163

MORTGAGE OF REAL ESTATE—Office of Lenderwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH-CAROLINA  
COUNTY OF GREENVILLE

OCT 1 4 19 PM '70  
OLLIE FARNSWORTH  
R. H. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

MORTGAGE OF REAL ESTATE

WHEREAS, JAMILE J. FRANCIS

(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 quarterly installments of \$500.00 beginning on the 1st day of January, 1971 and continuing on the same day of each quarter thereafter until 1st day of October, 1980, when the remaining balance will be due and payable in full. Said payments to be applied first to interest and balance to principal.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: quarterly.

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:

~~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:~~

A One-Third undivided interest in and to:

"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 southern side of Laurens Road and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Laurens Road, 125 feet east of the southeast corner of Laurens Road and U. S. Highway No. 291 and running thence S. 26-00 E. 200 feet to a point; thence S. 55-35 E. 100 feet to a point; thence N. 26-00 E. 200 feet to a point on the southern side of Laurens Road; thence along the southern side of Laurens Road, N. 55-35 W. 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.