

WHEREAS, we, Terry Lavell Porter and Carol Floyd Porter  
(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 twenty-one hundred and forty-two and 24/100 Dollars (\$ 2,142.24 ) due and payable in 48 equal monthly installments of \$44.63, the first payment to be due November 25, 1970, and the remaining payments to be due on the 25th day of each and every month thereafter until paid in full,

with interest thereon from maturity at the rate of eight 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, and in Greenville Township, on the western side of Fletcher Street (formerly Miller Street) near the City of Greenville, being a part of subdivision known as New Hope and being shown as Lot No. 2 on plat of property of W. L. Bishop, made by W. D. Neves, C. E., in 1912, recorded in the R. M. C. Office for Greenville County in Plat Book C at page 20, and having the following metes and bounds according to said plat:

BEGINNING at a stake on the western side of Fletcher Street 49.2 feet north of Boatner Street, corner of Lot No. 1, and running thence with the line of said lot, N. 79-20 W. 107.5 feet to a stake in the line of Waldrop lot; thence with the line of said lot, N. 9-30 E. 49.2 feet to a stake, corner of Lot No. 3; thence with the line of said lot, S. 79-20 E. 107.5 feet to a stake on Fletcher Street; thence with the western side of Fletcher Street, S. 9-30 W. 49.2 feet to the beginning corner.

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