

FILED  
GREENVILLE CO. S.C.

BOOK 1171 PAGE 625

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sam B. Peeples, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Local Finance Company, Inc.

(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 Four Hundred Eighty and 00/100 Dollars (\$ 480.00 ) due and payable

in twelve (12) monthly installments of Forty and 00/100 (\$40.00) Dollars, beginning December 1, 1970, and continuing on the like day of each month thereafter until paid in full,

with interest thereon from ~~date~~ maturity 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, Oaklawn Township, on the Southern side of a County Road and having, according to a plat of "Property of Lois C. Peeples", dated April 7, 1951, prepared by J. C. Hill, L.S., the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of a County Road and running thence along the center of said road, S. 82 W., 171 ft. to a point; thence continuing along the center of said road, S. 86-20 W., 621 ft. to a nail and cap in the center of said road; thence S. 43-35 E., 937.5 ft. to a stone; thence N. 78-30 E., 356 ft. to a stone; thence N. 38-15 E., 513 ft. to a stone; thence N. 74-55 W., 501 ft. to an iron pin; thence N. 15-55 W., to a nail and cap in the center of said road, the beginning corner, and containing 12.47 acres, more or less.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 830, Page 388.

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

*Paid in full March 30, 1971.  
Local Finance Co. Inc.  
Ft. Ann S.C.  
Gene A. Cook Manager  
Witness Matthew Sanders*

SATISFIED AND CANCELLED OF RECORD  
30 DAY OF March 1971  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:13 O'CLOCK A. M. NO. 22538