

GREENVILLE, S. C.

JAN 6 4 00 PM '71

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Earl B. McFadden and Betty Jean McFadden

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont National Bank, A Corporation

(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

Ten Thousand----- Dollars (\$10,000.00), due and payable \$202.77 on October 1, 1970 and like amount on the first of each calendar month until the amount of \$12,166.20 has been paid in full.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: out of monthly payments

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

All that piece, parcel or lot of land on Sumner Street in the City of Greenville, and State aforesaid, and being owned and designated as the major portion of lot number 4 as shown on a plat recorded in Plat Book F, page 20, R. M. C. Office, Greenville County. Described as a whole said lot is shown by courses and distances and metes and bounds;

It begins on the eastern edge of Sumner Street at a point 171.5 feet southward from southern edge of Pendleton Street and runs thence along the line of lots 8 and 1 as shown on the plat above referred to a distance of 143.1 feet to corner of lot now owned by Lindsey; thence along Lindsey line S. 19-12 W. 54 feet to corner on the rear portion of lot number 5 as shown on the said plat; thence along the line of lot number 5 N. 70-27 W. 142.7 feet to corner on the eastern side of Sumner Street, thence along Sumner Street N. 18-45 E. 54 feet to the beginning corner.

This property is the property conveyed to Marvin T. Wharton from Nellie M. Mackey Stall by Deed recorded in the R. M. C. Office in Deed Book 393 at page 226.

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.