

MORTGAGE OF REAL ESTATE—Mortgagee, James A. Adams & Erney, Attorneys at Law, Justice Building, Greenville, S. C.

BOOK 1179 PAGE 377

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

FILED 10 09 AM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, ERELENE C. NICHOLLS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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 and No/100

Dollars (\$ 10,000.00 ) due and payable

in monthly installments of \$202.77, first payment commencing on the 1st day of March, 1971, and continuing on the 1st day of each and every month thereafter until paid in full, payments being applied first to interest, balance to principal.

with interest thereon from date 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, on the northeastern side of Pine Knoll Drive, being shown and designated as Lot 2, Section 1, on Plat of Property of Ralph M. Nicholls made by C. C. Jones, December 20, 1962, recorded in the RMC Office for Greenville County in Plat Book XX, Page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pine Knoll Drive, at the joint front corner of Lots 1 and 2, and running thence with the common line of said Lots N. 33-15 E., 155.9 feet to an iron pin; thence N. 41-00 W., 113.4 feet to an iron pin on the southeastern side of proposed street; thence with the southeastern side of said Street S. 18-46 W., 82.3 feet to a point; thence S. 33-53 W., 55.9 feet to a point; thence with the curve of said proposed street as it intersects with Pine Knoll Drive, the chord of which is S. 4-00 W., 35.3 feet, to an iron pin on the northeastern side of Pine Knoll Drive; thence with the northeastern side of Pine Knoll Drive S. 41-00 E., 75 feet to the beginning corner.

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.