

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: FRANK L. and SARA A. MOREE

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank,
Simpsonville, 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 -----

--Five Thousand Five Hundred Sixty-one and 40/100--Dollars (\$5,561.40) due and payable with add on interest in advance of six (6%) per cent, and life insurance in advance of one (1%) per cent, payable \$92.69 per month, for five (5) years,

with interest thereon from date at the rate of seven (7%) per centum per annum to be paid: monthly in advance

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, Fairview Township, located about 1/4 mile east of State Highway (2) now State Highway 14, adjoining lands now or formerly owned by Miss Carrie Richardson, Mrs. Mary West Hopkins, et al., and being more fully described as follows:

BEGINNING at an iron pin, Bagwell-Teat corner, and running thence along the J. N. Teat line, S. 23 1/4 E., 5.01 ch. to iron pin on Miss Carrie Richardson's line; thence along her line, S. 61 W., 1.05 ch. to iron pin; thence S. 23 W., 2.39 to iron pin, R. L. Chiles Estate corner; thence along Chiles line, S. 61 1/4 W., 2.24 to iron pin, Mrs. Hopkins corner; thence along her back lines, N. 33 1/2 W., 2.97 to iron pin; thence by new line, N. 38 E., 5.04 to iron pin; thence by new line, N. 19 W., 2.15 to iron pin on Bagwell's line; thence along his line, S. 84 E., 1.05 to the beginning corner, containing 2.06 acres, more or less, by chart of survey made by E. E. Gary, Surveyor, Sept. 27, 1945, and being the same tract of land conveyed to Frank L. Moree and Sara A. Moree by J. N. Teat by deed recorded in the Greenville County RMC Office in Deed Book 774 at page 485.

This mortgage is equal in lien and security to mortgage given by Frank L. Moree and Sara H. Moree to Peoples National Bank, in the original amount of \$16,500.00, recorded August 28, 1968 in REM Volume 1101 at page 391.

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.