

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

JAMES D. MCKINNEY, JR.

ATTORNEY-AT-LAW

MORTGAGE OF REAL ESTATE

BOOK 1188 PAGE 419

APR 23 4 14 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, L. D. Prince

(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 forty-two hundred and four and 80/100----- Dollars (\$ 4,204.80) due and payable

in forty-eight equal monthly installments of \$87.60, the first payment to be due May 20, 1971, and the remaining payments to be due on the 20th day of each and every month thereafter until paid in full,

with interest thereon from ~~tax~~ 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, in Greenville Township, about three miles from the Greenville County Court House, in section known as City View, and being shown as Lot 4-A on plat recorded in the R. M. C. Office for Greenville County in Plat Book C at page 112, and described by metes and bounds as follows:

BEGINNING at a stake on O'Neal Avenue (now Morgan Street), joint corner of Lots Nos. 4 and 4-A, and running thence in a southerly direction with line of Lot No. 4 approximately 296 feet to a stake on line now or formerly owned by Sheppard; thence with the line of said lot in an easterly direction 15 feet to stake, corner of Lot No. 8; thence in a northerly direction along the rear lines of Lots Nos. 8, 7, 6 and 5, 296 feet and 10 inches to a stake on O'Neal Avenue (now Morgan Street); thence with the southern side of O'Neal Avenue (now Morgan Street) in a westerly direction 57.3 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Meta S. Dill recorded in the R. M. C. Office for Greenville County in Deed Book 235 at page 2.

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.