

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: We, Perrietta Meekins & James Woodrow Meekins

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

The Peoples National Bank, Simpsonville, 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 -----

-----Nine Thousand and no/100 ----- Dollars (\$9,000.00) due and payable \$86.01 per month for 15 years,

with interest thereon from date at the rate of eight (8%) 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 and in Oaklawn Township, containin 13 (thirteen) acres, more or less, and designated as Tract No. 8 of the property of W. S. Meekins Estate as shown on a plat prepared by C. O. Riddle, Surveyor, in January 1961, and having the following metes and bounds, according to said plat, to wit: Beginning at a point in the center of a County Road and running thence S. 33-33 E., crossing an iron pin 31.4 feet in the southern edge of said road 1027.3 feet along the line of land now or formerly of Pauline S. Chapman to an iron pin, corner with lands of Estelle Meekins and Ross Cobb; thence with the joint line of the Cobb land S. 72-54 W. 523.4 feet to an iron pin, corner with A. M. Stewart; thence with the joint line of A. M. Stewart land N. 40-22 W. 1056.8 feet to the center of said County Road, crossing an iron pin in the Southern edge of said road 34.9 feet before reaching said point; thence from the center of said road N. 75-33 E. 518 feet to an iron pin; thence continuing with the center of said road N. 65-56 E. 70 feet to an iron pin; thence continuing with the center of said road N. 48-20 E. 70 feet to a point in the center of said road on line of land now or formerly of Pauline S. Chapman, the beginning point, and bounded by Tract No. 7 of said Meekins Estate, lands now or formerly of Pauline S. Chapman, Ross Cobb, Estelle Meekins and A.M. Stewart. This being the same tract of land upon which is situated a cottage dwelling where the said James Woodrow Meekins, now resides.

This being the same tract of land conveyed to the said James Woodrow Meekins by deed of the said Perrietta Meekins on the 4th day of January, 1961, of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 744, at page 149 in which she the said Perrietta Meekins did reserve for herself the use and occupancy of the within described premises for the term of her natural life.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE (As to James Woodrow Meekins)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this
12 day of May, 1971.

Edward J. Riley (L.S.)
Notary Public for South Carolina
My Commission expires: 12-80

Anne J. Alvoine

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.