

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1194 PAGE 809

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, we, Michael Shaluly and Martha R. Shaluly

(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 twenty-five thousand and no/100

Dollars (\$ 25,000.00) due and payable at the rate of nine hundred and thirteen and 90/100 dollars (\$913.90) each quarter hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due September 5, 1971, and the remaining payments to be due on the 5th day of each and every December, March, June and September thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: quarterly:

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 the City of Greenville, lying on the southern side of McNeill Court, and being known and designated as Lots Nos. 13, 14 and 15 on plat of Wilton Oaks, recorded in the R. M. C. Office for Greenville County in Plat Book BB at page 49, and having the following metes and bounds:

BEGINNING at an iron pin on the southern side of McNeill Court at the joint front corner of Lots Nos. 12 and 13, and running thence along the line of Lot No. 12, S. 8-46 W. 111.4 feet to an iron pin; thence S. 79-15 E. 75.4 feet to an iron pin at the corner of Lot No. 14; thence S. 79-15 E. 66 feet to an iron pin at the corner of Lot No. 15; thence S. 79-15 E. 66 feet to an iron pin at the corner of Lot No. 16; thence along the line of Lot No. 16, N. 00-55 E. 176.2 feet to an iron pin on the southern side of McNeill Court; thence along the southern side of McNeill Court, N. 89-05 W. 65 feet to an iron pin; thence N. 89-05 W. 28.2 feet to an iron pin on the southern side of McNeill Court; thence continuing along McNeill Court, S. 84-35 W. 36.8 feet to an iron pin at the corner of Lot No. 13; thence continuing along McNeill Court, S. 67-17 W., 65 feet to the point of beginning.

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.