

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 25 10 28 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1196 PAGE 465

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, John L. Pendarvis

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C., Simpsonville Branch,

(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

Thirteen Thousand, Five Hundred and 00/100----- Dollars (\$ 13,500.00) due and payable

\$199.97 per month beginning July 24, 1971, and continuing on the like day of each month thereafter until paid in full, with payment 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, near the Town of Fountain Inn, being shown as LOT NO. 3 of property of Mrs. Mary E. Leake, as shown on a Plat by Lewis C. Godsey, dated October 27, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book FF, Page 274, reference being made to said Plat for a full description.

ALSO: ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, near the Town of Fountain Inn, being shown and designated as LOT NO. 16, in accordance with a Plat of property of Mrs. Mary E. Leake, prepared by Lewis C. Godsey, dated February 21, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book OO, Page 416, reference being made to said Plat for a full description.

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.