

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
AUG 9 11 22 PM '71  
MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. O. All Whom These Presents May Concern:

Whereas DONALD B. ANDERSON and SUE C. ANDERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK

(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 THOUSAND and NO/100----- Dollars (\$ 20,000.00 ) to be paid

with interest on unpaid principal computed from the date of each advance to the undersigned at the rate of eight (8%) percent per annum, payment to be made in installments as follows: Four Hundred Six Dollars (\$406.00), payable monthly beginning one month from the date hereof and Four Hundred Six Dollars (\$406.00) on\*\*

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 or parcel of land with all improvements thereon to be hereafter constructed thereon situate lying and being in the State of South Carolina County of

\*\*the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said installment and the balance, if any, as a credit to principal, with interest thereon from date at the rate of eight per centum per annum.

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being located at the intersection of McCall Road and West Georgia Road and according to plat entitled "Property of S. B. Anderson", dated June 15, 1971, prepared by C. O. Riddle, the following metes and bounds, to-wit:

BEGINNING at a point in center of West Georgia Road, which point is located in the center of West Georgia Road, which point is located S. 47-48 E. 28.5 feet from iron pin located at the Northwesterly side of said road and running thence along 0.79 acre tract shown on said plat, N. 47-48 W. 358.4 feet to an iron pin; thence S. 33-01 W. 93 feet to an iron pin; thence N. 45-59 W. 207.7 feet to an iron pin; thence N. 23-15 E. 128.2 feet to an iron pin; thence S. 78-10 E. 166.2 feet to an iron pin; thence N. 49-32 E. 218.5 feet to point in McCall Road; thence with center of McCall Road, S. 86-00 E. 207.8 feet to a point in the intersection of McCall Road and West Georgia Road; thence with the center line of West Georgia Road, S. 31-33 W. 492 feet to a point; thence continuing with the center line of West Georgia Road, S. 37-21 W. 54.1 feet to the beginning corner, containing 4.87 acres, more or less, (4.27 acres excluding roads).

This mortgage is intended to and does replace that certain mortgage given by the mortgagor herein to the mortgagee herein dated March 19, 1971, in R.M. Volume 1185 at Page 419 in the RMC Office for Greenville County, and this mortgage is to stand as security for that certain note given by the mortgagor herein to the mortgagee herein dated March 19, 1971, in the amount of \$20,000.00.

This mortgage is second and junior in lien to mortgage in favor of First Federal Savings and Loan Association recorded in REM Volume 1196 at Page 498 in the RMC Office for Greenville County.

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.