

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEC 17 3 17 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1202 PAGE 143

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

WHEREAS, E. W. LIGON AND ALICIA K. LIGON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE, SOUTH CAROLINA,

(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 -----
SIXTEEN THOUSAND SIXTY-FOUR AND 76/100THS----- Dollars (\$16,064.76) due and payable

in eighty-four (84) equal monthly installments of \$191.25 to be applied to principal and interest, commencing on the 20th day of September, 1971, and \$191.25 on the 20th day of each month thereafter until paid in full, with the right to anticipate payment before maturity without penalty, with interest thereon from date at the rate of 5-1/2% 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, City of Greenville, consisting of the major portion of Lot "B" as shown on a plat of Stephens property recorded in the RMC Office for Greenville County in Plat Book "C" at Page 14, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Vardry Street, said pin being 220 feet East of the corner of Anderson Street and Vardry Street, and running thence N. 15-00 W. 118.5 feet to an iron pin; thence S. 71-15 W. 48.6 feet to an iron pin at the corner of property of R. C. Grier, Jr.; thence along a new line bordering the Grier property in a South-western direction 68.5 feet to an iron pin located on Vardry Street 115 feet from the corner of Anderson Street; thence along Vardry Street S. 71-30 E. 105 feet to the point of beginning.

THIS being the same property conveyed to Catherine Blake Huff by a certain deed recorded in the RMC Office for Greenville County in Deed Book 271 at Page 82; less, however, a small strip conveyed to R. C. Grier, Jr. by a deed recorded in the RMC Office for Greenville County in Deed Book 639 at Page 117.

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.