

GRIFFIN & HOWARD, ATTORNEYS  
GREENVILLE, SOUTH CAROLINA  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S. C.  
AUG 31 11 31 AM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1204 PAGE 551

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Evelyn H. Francis, Catherine H. Moman & Alice E. Howard

(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

Eighty Thousand -----Dollars (\$80,000.00) due and payable

in 120 monthly installments of \$992.00 (including interest), beginning on the 31st day of August, 1971, and on the same day of each consecutive month thereafter until paid in full

with interest thereon from date at the rate of 8½% per centum per annum, to be paid: with the monthly installments

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, in the City of Greenville, Ward 1, being Lots No. 2 and 3 on a plat of the land of S. Heward, made by W. S. Neves, C. E., June 1920, and having the following metes and bounds shown on said plat:

Lot No. 2: Beginning at an iron pin on Buncombe Street, 66.1 feet from Parker Street, also corner of Lot No. 1; thence with line of said lot, N. 51-E. 164 feet to an iron pin on line of Lot No. 3; thence N. 34-W. 56 feet with line of said lot to an iron pin on alley; then S. 55 W. 158 feet to an iron pin in Buncombe Street; thence with said street, S. 34-15 E. 69.7 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land on South Main Street, in the City of Greenville, South Carolina, known and designated as Lot No. 9 according to plat recorded in Plat Book C, at page 143, and having the following metes and bounds, to wit:

Beginning at a drill hole on the West side of South Main Street, at corner of Lot 8 and running thence with said street, S. 28-55 W. 21 feet to a drill hole in sidewalk; thence N. 69-30 W. 100 feet with line of Lot 10 to an iron pin on an alley; thence with said alley, N. 28-55 E. 21 feet to an iron pin; thence with line of Lot 8, S. 69-30 E. 100 feet to the beginning corner, together with one-half interest in the party wall on the North side of the above property and together with all rights to alley adjacent to said property.

ALSO: A lot of land situate, lying and being in the County of Greenville, State of South Carolina, Greenville Township, on the South side of Pendleton Street, and having the following metes and bounds, to wit:

Beginning at an iron pin on Pendleton Street at the corner of the property now or formerly belonging to Mrs. M. L. Pack; thence running with Pendleton Street, S. 71 W. 100 feet to an iron pin in the line of property now or formerly belonging to J. G. Hopkins (formerly Thornburg); thence S. 16 E. 285 feet to a corner; thence N. 71 E. 102 feet to an iron pin in the Pack line; thence N. 16½ W. 285 feet, more or less to the beginning corner.

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.