

FILED
GREENVILLE CO. S. C.

BOOK 1208 PAGE 475

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 4 11 25 AM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY C. THOMASON, FORMERLY MARY C. SCRUGGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK
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 THIRTY THOUSAND AND NO/100

----- Dollars (\$30,000.00) due and payable
at the rate of Six Hundred One and 14/100 (\$601.14) Dollars per month on the
first day of each month beginning February 1, 1972 and continuing until principal
and interest have been paid in full. Said payments shall be applied first to
interest, balance to principal. Mortgagor shall have privilege of anticipation
without penalty. Interest accruing on advances shall be payable prior to
February 1, 1972

with interest thereon from date at the rate of 7 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, being shown as Lots Nos. 1 and 2 on
a plat of Mary C. Thomason, prepared by Webb Surveying and Mapping Co., dated
May 5, 1971 and having, according to said plat, the following metes and bounds,
to wit:

BEGINNING at an iron pin on the northern edge of the Easley Bridge Road right
of way, which iron pin is 259.7 feet, more or less southwest of Pendleton St.,
and running thence N. 12-26 W. 137.9 feet to the southern edge of a 12 foot
alley; thence with the southern edge of said alley, S. 83-42 W. 107.5 feet to
an iron pin at the joint rear corner of Lots Nos. 2 and 3, S. 12-49 E. 174.5
feet to an iron pin on the northern edge of the Easley Bridge Road right of
way; thence with said right of way, the following courses and distances:
N. 66-36 E, 55 feet to an iron pin; N. 62-26 E., 24.8 feet to point; thence
N. 61-21 E. 29.2 feet to an iron pin, being the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.