

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas:

Charlie Jackson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Peoples National Bank, Simpsonville, 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 Five Thousand Three Hundred Forty-four and 20/100---

Dollars (\$ 5,344.20) due and payable
in Sixty (60) consecutive monthly installments of \$89.07 each starting on November 15, 1971
and a final installment of the same amount due on 10-15-76.

with interest thereon from date at the rate of $6\frac{1}{2}$ per centum per annum to be paid: In advance

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 Austin-Township, containing $13\frac{1}{4}$ acres more or less, and having the following metes and bounds to wit:

BEGINNING at a point on the Northerly bank of Gilders Creek and running thence N. 20 E., 1.48 chains to a road; thence N. 43 W. 2.42 chains; thence N. 8W. 4.35 chains; thence N. 15-33 W., 13.67 chains; thence N. 33-55 E., 513 chains to a road; thence S. 51-25 W., 4.70 chains to a bend; thence S. 19-45 W. 5.90 chains to a bend; thence S. 44 W., 1.69 chains to a bend; thence S. 83-30 W., 4 chains to a bend; thence N. 86-30 W., 4.60 chains to a point in center of bridge over branch; thence with branch as the line 10.99 chains to intersection with Gilders Creek; thence with said creek 12.89 chains to the beginning corner.

This being the same property conveyed to mortgagor herein by deed recorded in Deed Volume 452 at page 494, less however, two small tracts of land recorded in Deed Volume 678 at page 315 and Deed Volume 900 at page 139.

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.