

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
OCT 15 4 04 PM '71

LOLLIE FARNSWORTH  
R. M. C.

BOOK 1210 PAGE 203

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HUGH SHIRLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Twenty Thousand and no/100-----

-----Dollars (\$20,000.00 ) due and payable in one hundred twenty (120) equal installments consisting of Two Hundred Forty Two and 66/100 (\$242.66) Dollars each, the first installment to commence on December 1, 1971 and a like installment on the first day of each month thereafter until paid in full with the final installment of principal and interest, if not sooner paid, to be due and payable on the first day of November, 1981.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually

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 Greenville Township near the City of Greenville, lying on the eastern side of White Horse Road and being the main portion of Lot No. 20 and the rear portion of Lot No. 22 on plat of the property of Mrs. B. E. Burns dated August 1925 prepared by Dalton & Neves and recorded in the R. M. C. Office for Greenville County in Plat Book G at Page 30 and according to said plat, described as follows:

BEGINNING at an iron pin on the eastern side of White Horse Road, which pin is S 12-00 W 82.8 feet from the intersection of White Horse Road with Durham Street and running thence through Lot 20 N 78-33 E 187 feet to a point in the rear line of Lot 20, thence continuing through Lot 22 N 78-33 E 60 feet to an iron pin on the line of Lot 23, thence with the line of said lot S 12-00 E 75 feet, more or less, to the rear corner of Lot 22, in the line of Lot No. 14, thence with the line of Lots 22 and 20 S 79-29 W 278.7 feet to an iron pin on the eastern side of White Horse Road, thence with the eastern side of said road N 12-00 E 75 feet to the beginning corner.

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.