

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

OCT 26 10 38 AM '71

BOOK 1211 PAGE 287

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Margaret L. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of 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

Three Thousand, Five Hundred and No/100 ----- Dollars (\$ 3,500.00) due and payable at the rate of Forty-Two and 47/100 (\$42.47) Dollars per month beginning on the 1st day of December, 1971 and continuing on the like day of each month thereafter until paid in full, with payment applied first to interest and balance to principal.

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

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; on the Northern side of Log Shoals Road, containing 7 A., more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point near the center of the Log Shoals Road, at the joint corner of property now or formerly of Marvin Land and running thence along Log Shoals Road, N. 81-30 W., 465 ft. to a point; thence S. 73-45 W., 469 ft. to a point; thence N. 81-15 W., 141 ft. to a point; thence N. 55-15 W., 164 ft. to a point near the intersection of Log Shoals Road and Griffin Road (also known and designated as Moore Road); thence along other property now or formerly of Marvin Land, 1, 175 ft., more or less, to an iron pin at the corner of a 9.41 A. Tract, property of Lillie Lee Henderson and that tract conveyed by Marvin Land in Deed Book 750, Page 479, to Coker; thence with the Coker Line, S. 22-00 E., 605 ft. to a point in the center of Log Shoals Road, at the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 846, Page 629.

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.