

HORTON, DRAWDY, DILLARD, MARCHAND, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEWIS RONALD BYRD

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE

(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 Eleven Thousand Seven Hundred Ninety-nine and 36/100--

Dollars (\$11,799.36) due and payable

in monthly installments in the sum of \$327.76 commencing on December 22, 1972 and in the sum of \$327.76 on the 22nd day of each month thereafter for a total of 36 months, all monthly payments including both principal and interest,

maturity

with interest thereon from ~~the~~ at the rate of 6% 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 piece, parcel or lot of land containing 1/2 acre, more or less, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being at the Southeastern corner of the intersection of Blassingame Road (also known as Prosperity Avenue and formerly as Jacobs Road) with Southside Drive, being a portion of Tract No. 2 of the Property of the Richard Davis Estate recorded in the RMC Office for Greenville County, S. C., in Plat Book M, page 95, and having according to a plat of the Property of L. Ronald Byrd, made by Jones Engineering Service dated September 30, 1971, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Southside Drive with Blassingame Road and running thence along the Southeastern side of Blassingame Road, N. 21-29 E., 33.2 feet to an iron pin; thence continuing along said side of Blassingame Road, N. 41-09 E., 143 feet to an iron pin; thence S. 52-31 E., 120 feet to an iron pin; thence along the line of property now or formerly owned by Felica Byrd, S. 37-29 W., 175 feet to an iron pin on Southside Drive; thence along the Northern side of Southside Drive, N. 52-31 W., 120 feet to an iron pin, the beginning corner.

The within mortgage is given as collateral security for that certain note given by Byco, Inc. to The Peoples National Bank of Greenville of even date herewith in the amount of \$11,799.36, this mortgage being given as collateral security for payment of said note.

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.