

1215 No. 03

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE

DELLIE FARNSWORTH, All Wives, Clauses Presents My Consent
R.H.C.
Gordon R. Boyd

(hereinafter referred to as Mortgagor) is well and truly indebted unto
The Peoples National Bank, Simpsonville, S.C.

(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
Ten Thousand and no/100 ----- Dollars (\$ 10,000.00) due and payable
in monthly installments of One Hundred Twenty-one and 33/100 (\$121.33)

with interest thereon from date at the rate of eight (8%) 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
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, Fairview Township, on the East side of
Neeley Ferry Road, with the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Eastern edge of the Neeley Ferry Road and running
thence along said Road in a Northern direction 150 feet to an iron pin; thence
in an easterly direction 250 feet to an iron pin; thence in a Southerly direction
150 feet to an iron pin; thence in a Westerly direction 250 feet to an iron pin
in the edge of said Neeley Ferry Road, the point of beginning, and bounded by
the Neeley Ferry Road on the West, lands of Maude R. Boyd on the North, East and
South.

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 encum-
brances 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.