

1217 587

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEED AND MORTGAGE
MORTGAGE

WHEREAS MAURIS BROOKS

(hereinafter referred to as Mortgagor) is well and truly indebted to **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, for the sum of **FIVE THOUSAND AND NO/100**

Dollars (\$ 5,000.00) due and payable at the rate of Sixty and 87/100 (60.87) Dollars per month beginning thirty (30) days after date and continuing on the same day of each successive month thereafter until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal.

with interest thereon from date at the rate of **eight** 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 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 the Town of **Simpsonville**, on the **Northerly** side of **Richardson Street**, being shown as **Lot No. 5** on Plat entitled "**Property of Alvis Brooks, et al**", prepared by **C. O. Riddle**, dated **October 1968** and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint corner with Lot No. 4 as shown on said plat, and running thence with the northerly side of Richardson St., S. 74-51 W. 75 feet to an iron pin; thence with line of property of Alvis Brooks, N. 15-09 W. 180 feet to an iron pin; thence N. 74-51 E. 75 feet to an iron pin; thence with line of Lot No. 4, S. 15-09 E. 180 feet to an iron pin on Richardson Street, the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 863 at page 153.

Together with all and singular rights, members, herditaments, 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.