

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1225 PAGE 61

MAR 9 10 29 AM '72 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Ernest Tippet

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

(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 Five Hundred and No/100----- Dollars (\$ 10,500.00) due and payable

\$150.00 commencing on the 10th day of April, 1972 and \$150.00 on the 10th day of each month thereafter until paid in full, with payments to be applied first to interest and the balance to principal.

(8%)
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, Greenville Township, situate, lying and being about 2½ miles from the Greenville County Courthouse on the Paris Mountain Road and being known and designated as Lots Nos. 2 and 3 of Furman Hall Heights, according to a plat thereof, made by W. D. McBrayer, Surveyor, October 1, 1936, not yet recorded, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the Northeastern intersection of the Furman Hall Road with an unnamed road and running thence along said unnamed road, S. 75 E. 130 feet to an iron pin, joint Southern corner of Lots 1 and 2; thence along the line of Lots Nos. 1, 2 and 3, N. 28-25 E. 150 feet to an iron pin, joint rear corner of Lots 3 and 4; thence along the dividing line of said lots, N. 75 W. 130 feet to an iron pin on the Furman Hall Road; thence with said road, S. 28-25 W. 150 feet to the point of beginning.

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.