

THE PEOPLES NATIONAL BANK
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...of the Mortgagee's preliminary note of great date herewith, the terms of which are
... Thousand Five Hundred Fifty Two and 84/100---
... Dollars (\$6,552.84) due and payable

... 1972 and \$78.01 the 15th day of each month

... at the rate of eight per centum per annum, to be paid: after maturity

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 Gantt Township, being known and designated as Lot No. 12 on a plat of Augusta Acres, recorded in the R.M.C. Office for Greenville County in Plat Book S, page 201 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Forks Shoals Road, joint corner of Lots 12 and 14 and running thence with line of Lot No. 14, N. 69-42 E. 200 feet to an iron pin; thence with East line of lot No. 56, N. 20-18 W. 100 feet to an iron pin; joint corner of Lots 11 and 12; thence with line of Lot No. 11, S. 69-42 W. 200 feet to an iron pin on the East side of Fork Shoals Road; thence with Fork Shoals Road, S. 20-18 E. 100 feet to an iron pin, the beginning corner.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.