

STATE OF SOUTH CAROLINA

GREENVILLE R.M.C. APR 24 3 58 PM '77

BOOK 1230 PAGE 343

COUNTY OF GREENVILLE

Ollie Farnsworth

MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM D. KISER & ADA REECE KISER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

PEOPLES NATIONAL BANK,
Greenville, 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

Eleven Thousand Six

Hundred Thirty-three and 16/100-----Dollars (\$11,633.16) due and payable

in installments of \$138.49 beginning on June 5, 1972 and a like amount on the fifth day of each and every month thereafter until the entire sum is paid in full. Interest has been computed and added in the total amount of the note, said monthly payments shall apply first to the payment of interest and then to principal

with interest thereon from ^{maturity} date at the rate of _____ 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, within the corporate limits of the City of Greenville, on the northwest side of High Hill Street, being shown as Lot No. 47 on plat of Augusta Road Hills, made by Dalton & Neves, Engineers in 1940 and recorded in the RMC Office for Greenville County in Plat Book M page 33, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of High Hill Street, at the joint front corner of Lot Nos. 47 and 48, and running thence with the line of Lot No. 48, N. 47-50 W. 165 feet to an iron pin; thence N. 42-10 E. 67.1 feet to an iron pin on the southwest side of Low Hill Street; thence with Low Hill Street, S. 41-55 E. 140.9 feet to an iron pin; thence with the curve of Low Hill Street and High Hill Street (the chord of which is S. 0-08 W. 37.2 feet) to an iron pin on the northwest side of High Hill Street; thence along the northwest side of High Hill Street S. 42-10 W. 25 feet to beginning corner.

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.