

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE (CO. S. C.)

MAY 4 1 44 PM '72

BOOK 1232 PAGE 39

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
BY H.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wendell Harris and Thurman O. Bayne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank, Greenville, 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, in the sum of Six Thousand Five Hundred and No/100-----
-----Dollars (\$ 6,500.00) due and payable

180 days after date.

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: 180 days after date.

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 corporate limits of the Town of West Greenville on the North side of Tindal Street (now Pendleton Road) in a subdivision known as "Donwood" and being known and designated as Lot No. fifty-five (55) as shown on plat recorded in Plat Book "A" page 462 and 463, and having the following metes and bounds:

BEGINNING at an iron pin on the North side of Tindal Street (now Pendleton Road) corner of Lots Nos. 54 and 55 which point is 159.8 feet West from the northwest intersection of Tindal Street and Woodlawn Avenue; thence along the joint line of said lots, N. 15-20 W. 150 feet to an iron pin; thence S. 74-26 W. 50 feet to an iron pin at the rear corner of Lots Nos. 55 and 56; thence S. 15-20 E. 150 feet to an iron pin on the North side of Tindal Street; thence with said street, N. 74-26 E. 50 feet to the beginning.

This is the identical property conveyed to the Mortgagors by deed of Clarence Owens as Executor of the Estate of Bessie W. Owens to be recorded of even date herewith.

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.