

GRiffin & HOWARD, ATTORNEYS FILED  
GREENVILLE, SOUTH CAROLINA  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1232 PAGE 141

MAY 5 3 06 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN,  
R.M.C.

WHEREAS, Anthony G. Francis and Susan M. Francis .

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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, two-hundred, forty-six and No/100 ----- Dollars (\$ 11,246.00 ) due and payable in 60 monthly installments of \$191.60 (including interest) beginning on the 10th day of June, 1972 and on the same day of each consecutive month thereafter until paid in full with interest thereon after maturity date at the rate of 8 per centum per annum, to be computed and paid on the balance until paid in full.

~~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:~~

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 on the Eastern side of Terrydale Drive, being shown and designated as Lots No. 47 and 48 on a Plat of Terrydale, made by Campbell & Clarkson, Surveyors, Inc., dated June 9, 1971, and recorded in the RMC Office for Greenville, S. C. in Plat Book 4N, page 17, reference to which is hereby craved for the metes and bounds thereof.

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.