

GREENVILLE CO. S. C.

BOOK 1232 PAGE 145

STATE OF SOUTH CAROLINA 11 53 AM '72

COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles Carter & Dixie Carter

(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

Twenty Thousand and Seven Hundred Dollars (\$20,700) due and payable

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at \$323.00/ month

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, being known and designated as Lot #5 and one-half of Lot #4, as shown on Plat of property of Otis Davis, which Plat was made by J. C. Hill, Engineer, Aug. 20, 1963 and having wording to said Plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Southerly side of Alvin Drive, join front corner lots 5 and 6; and running thence N.62-10W.120 feet to an iron pin; thence N.17E.97.5 feet to an iron pin in the middle of the rear line of Lot # 4; thence S.62-10 E. 120 feet to an iron pin on Alvin Drive; thence along Alvin Drive S. 17W. 97.5 Feet to an iron pin, the point of beginning.

This is the property conveyed to the grantor by two deeds, one recorded in Deed Book 723, page 415, and one recorded in Deed Book 734, page 351, in the R.M.C. Office of Greenville County.

The Plat above referred to has been recorded in Plat Book CCC at page 121 in the R.M.C. Office of Greenville County.

The grantees hereby assumed the mortgage now existing on the above describe property.

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.