

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1233 PAGE 205

MAY 15 2 52 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, -- John Butler--

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank, Greenville, South Carolina, its successors and assigns,

(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

--One Thousand Seven Hundred Sixty-Nine and 76/100-- Dollars (\$1,769.76) due and payable in thirty-six (36) equal monthly installments of Forty-Nine and 16/100 (\$49.16) Dollars commencing on the first day of June, 1972 and an equivalent amount on the first day of each successive month thereafter until the balance due hereunder is paid in full

add on maturity with interest thereon from ~~1972~~ at the rate of eight (8%) per centum per annum, to be paid: after maturity

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, City of Greenville, (formerly West Greenville) known as No. 16 on map of West Greenville, and described as follows:

BEGINNING at a point on the south side of Doe Street at corner of lot formerly owned by Lula J. Griffin and now occupied as a store; thence in an easterly direction with Doe Street, 47½ feet to a point; thence in a southerly direction parallel with the Griffin line, 96 feet to a stake; thence parallel with Doe Street in a westerly direction, 47½ feet to a stake; thence 96 feet in a north-erly direction with the Griffin line to the beginning corner.

The above described property is the same conveyed to mortgagor by deed of W. G. Sistine, dated August 31, 1950, recorded in Deed Volume 418 at Page 1, R.M.C. Office of Greenville County, South Carolina.

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 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.