

GREENVILLE CO. S. C.

JUN 7 11 05 AM '72

BOOK 1236 PAGE 263

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Idine Brown, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Four Thousand, Fifty-Five and 04/100-----

Dollars (\$ 4,055.04 ) due and payable in thirty-six (36) equal successive monthly installments of \$112.64 each, the first installment being due June 15, payments to be applied first to interest then to principal, interest being included in the face amount of the loan,

after maturity with interest thereon ~~computed~~ at the rate of eight per centum per annum, to be paid:

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 those four (4) lots of land in the County of Greenville, State of South Carolina known as Lots 1, 2 and 11 according to a plat of the Jeff Ware Property, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 00, at page 263, together with the following described lot:~~

ALL those four (4) lots of land in the County of Greenville, State of South Carolina known as Lots 1, 2 and 11 according to a plat of the Jeff Ware Property, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 00, at page 263, together with the following described lot:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Gantt Township, and being about one mile south of Gantt off the public road, on the north side of a new street, hereafter called Jeff Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner with Lot Nos. 9 and 10, and running thence with line of Lot No. 10, N. 58 W. 150 feet to an iron pin on line of Lot No. 10, and joining other property of William and Dessie Workman; thence S. 14 W. 75 feet to an iron pin, rear corner of Lots No. 8 and 9; thence with line of Lot No. 8, S. 58 E. 150 feet to the bank of Jeff Street; thence with said street, N. 14 E. 75 feet to the beginning corner.

This is the same property conveyed to me by deeds of Andrew B. Holmes, Ola Holmes and Lindsey Simmons and Thelma C. Simmons recorded in the R. M. C. Office for Greenville County in Deed Book 878, at page 633, Deed Book 864, at page 472, and Deed Book 915, at page 478.

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.