

STATE OF SOUTH CAROLINA

BOOK 1237 PAGE 511

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ODLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, D. B. Hollifield, Sr.,

(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 Ten Thousand and NO/100

Dollars (\$10,000.00) due and payable

in quarterly installments of One Thousand and NO/100 (\$1,000.00) Dollars each, first payment due September 16, 1972, and a like payment to be made each and every quarter thereafter until paid in full,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid quarterly on the unpaid balance.

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 Chick Springs Township, in the Town of Greer, lying on the west side of South Main Street, and having the following courses and distances, according to a plat of a portion of the M. T. Gaines Estate lands prepared by H. S. Brockman, Surveyor, on May 11, 1936:

BEGINNING at an iron pin on the west side of South Main Street at the corner of Lot No. 2 on said plat and runs thence N. 1.43 E. 109.2 feet to an angle; thence N. 7.03 E. 76 feet to telegraph line and right of way of Southern Railway; thence in a westerly direction along said right of way 470 feet to a stake; thence S. 14.15 W. 142.2 feet to an iron pin, the northwest corner of Lot No. 7 on said plat; thence N. 75.45 E. 195 feet to an iron pin; the northeast corner of Lot No. 5 on said plat; thence N. 14.15 W. 42.4 feet to an iron pin on Northwest corner of Lot No. 2; thence along the line of Lot No. 2 N. 89.05 E. 228.9 feet to the beginning corner, said tract of land containing all of Lot No. 1, with back portions of Lots Nos. 5, 6 and 7 as originally laid out and containing in the aggregate 1.56 acres, more or less, subject to rights of ways of record and easements of record.

This being that same property conveyed to mortgagor by deed of Tryphena V. McElrath, dated this date, and to be recorded herewith at the R.M.C. Office for Greenville County.

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.