

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.

BOOK 1239 PAGE 266

JUN 28 11 44 AM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE PARRIS WORTH
R.M.C.

WHEREAS, Raymond A. Garron and Madys K. Garron

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank,
Post Office Box 608, Greenville, South Carolina 29602

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Three Thousand Nine Hundred Fifty Seven and no/100ths \$ 3957.00) due and payable

beginning August, 1972, in the amount of 65.95 monthly for 60 consecutive months, said payments to be due on the 5th day of each month

with interest thereon from date at the rate of 12% ~~per annum~~ ~~simple interest~~

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 sum, 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, Cleveland Township, located on Duckworth Road, and being known and designated as Lot 45, according to plat of W. A. Hester, Surveyor, dated April 21, 1970, of subdivision of D. B. Tepp's land at River Falls, said plat being recorded in the RMC office, Greenville County, in Plat Book "G" at page 89.

Together with all and singular rights, franchises, easements, and appurtenances in 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 hereinafter described in the 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 defend against all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.