

FILED
Jan 30 3 16 PM 1934
OLLIE FARNSWORTH
R. M. O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: SEABRAN B. TURNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, S. C.

(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 -----

-----Six Thousand and no/100----- Dollars (\$ 6,000.00) due and payable

in equal monthly installments of \$33.52, to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight per centum per annum to be paid: monthly

WHEREAS, the Mortgagor may heretofore 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, Fairview Township, on the Northern side of Public Road, containing 8 acres, more or less, and having, according to a plat of "Property of G. C. Jones" prepared by W. J. Riddle, Surveyor, April 25, 1934, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, page 20, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Public Road and running thence N. 20-30 W. 336 feet to an iron pin; thence, N. 9-1/2 E. 329 feet to an iron pin; thence, N. 18 W. 532 feet to an iron pin; thence, S 88-20 E. 454 feet to a stone; thence, S. 1 W. 586 feet to a stone; thence, S. 82-45 W. 47.5 feet to a stake; thence, S. 4-45 E. 482 feet to a point in the center of said road; thence, in a Southwesterly direction along the center of said road to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, constructed 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 convey 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.