

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1242 PAGE 363

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Linda E. Inman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greenville 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

48/100

Three Thousand Three Hundred and Sixty-three Dollars (\$3,363.48) due and payable at the rate of \$93.43 per month, beginning August 25, 1972, and each month thereafter for 36 months, with interest thereon at the rate of 6% add on interest, and

maturity
with interest thereon from ~~the~~ the rate of 8% per centum per annum, to be paid: annually

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 O'Neal Township, being a portion of land formerly owned by J. F. Ballenger, located about five (5) miles north of Greer, being known and designated as Tract No. 18, as shown on a plat of property prepared by J. Q. Bruce, R.S. for F. B. Edwards and I. V. Edwards, recorded in Plat Book YY, Page 1, RMC Office for Greenville County, and more particularly described as follows:

BEGINNING at an iron pin on the bank of a new cut road, joint front corner of lots No. 17 and 18 and running thence N. 46-32 W. 1175 feet to an iron pin, thence N. 45-59 E. 400 feet to an iron pin; thence S. 46-32 E. 1161.4 feet to an iron pin on bank of said road; thence S. 44-02 W. 400 feet to an iron pin the point of beginning, and containing 10.7 acres, more or less.

Together with all and singular rights, members, hereditaments, 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.