

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE .

AUG 2 1 53 PM '72 TO WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, Marshall Timothy Bailey

(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 Ten Thousand Nine Hundred Ninety-five and 12/100-

-----Dollars (\$10,995.12) due and payable
in seventy-two (72) equal monthly installments of One Hundred Fifty-two and 71/100 (\$152.71) Dollars, the first payment being due September 5, 1972, and each month thereafter until paid in full,

with interest thereon from date at the rate of 6% add-on per centum per annum, to be paid: monthly.

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, consisting of approximately 8/10ths of an acre on Old Farris Bridge Road and Blackberry Valley Road, the same being and shown as a portion of the W. A. Taylor Property recorded in Plat Book X at page 138, in the R.M.C. Office for Greenville County and further shown on a copy of Plat entitled Survey for Ruby Nell Roach, said plat being recorded in the R.M.C. Office for Greenville County, in Plat Book 4B at page 89 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the approximate center of Old Farris Bridge Road and running thence with said road S. 82-56 W. 217.5 feet to a point; thence continuing with said road S. 89-27 W. 200 feet to a point; thence N. 24-15 W. along Blackberry Valley Road 52 feet to a point; thence N. 77-0 E. 415.2 feet; thence S. 15-57 E. 116.7 feet to point of beginning.

LESS, however, that tract of land containing 0.32 acres in the name of Thomas L. & Etheleen M. Jones deed to them by the Grantor October 28, 1969, recorded in the R.M.C. Office in Deed Book 878 Page 362.

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.