

MORTGAGE OF REAL ESTATE - Office of the Recorder of Deeds, Greenville, S. C.

BOOK 1245 PAGE 417

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIZABETH RIDDLE  
R.M.D.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **Ellison G. Webster, III and Suzanne B. Webster**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank, 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 **Twenty-two thousand and seven hundred and No/100**

**Dollars (\$ 22,700.00 ) due and payable**

in equal consecutive monthly installments of **One hundred eighty-nine and 88/100 (\$189.88) Dollars** commencing on **October 1, 1972**, and continuing on the first day of each month thereafter until paid in full. Said payments to be applied first to interest and the balance to principal.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of **eight (8) 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**, located on the southwestern side of **Trails End**, and being known and designated as **Lot No. 141** and the northern one-half of **Lot No. 142** of a subdivision known as **Cleveland Forest** on plat prepared by **Dalton and Neves** dated **May, 1940**, revised **September, 1945**, and recorded in the RMC Office for **Greenville County, S. C.**, in **Plat Book M** at **Page 137**, and having according to said plat the following metes and bounds:

**BEGINNING** at an iron pin on the southwestern side of **Trails End** which iron pin is located **N. 25-25 W. 102.8 feet** from the northwestern intersection of **Trails End** and **Wilderness Lane** and running thence through **Lot No. 142 S. 64-35 W. 159.8 feet** to an iron pin; thence along line of **Lot No. 93 N. 25-25 W. 90 feet** to an iron pin at the joint rear corner of **Lot Nos. 140 and 141**; thence with the line of **Lot No. 140 N. 64-35 E. 159.8 feet** to an iron pin on the southwestern side of **Trails End**; thence with the southwestern side of **Trails End S. 25-25 E. 90 feet** to an iron pin, the beginning corner.

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, 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.