

COUNTY OF GREENVILLE, SOUTH CAROLINA
NOTICE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Duane D. Kemmer (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 Six Thousand Five Hundred and no/100 Dollars (\$ 6,500.00) due and payable on or before 90 days from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: quarterly

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, being known and designated as Lot No. 13 as shown on a plat of Trollingwood Section I, Revised, prepared by Enwright Associates and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at pages 12 and 13, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Greybridge Drive at the joint front corner of Lots Nos. 12 and 13 and running thence with the line of Lot No. 12 S. 14-25 W. 175.5 feet to an iron pin located at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake N. 67-19 W. 109.9 feet to an iron pin; thence continuing with the normal pool line of said lake N. 86-39 W. 55 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. 14 N. 20-03 E. 222.2 feet to an iron pin on the southwestern side of Greybridge Drive S. 55-45 E. 149.8 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of R. B. Landers, et al, dated December 10, 1970, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 906, and at page 390.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property, including restrictions applicable to Trollingwood, Section 1, recorded in the R. M. C. Office for Greenville, South Carolina, in Deed Book 906 at page 400 and in Deed Book 954 at page 629.

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