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MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: J. W. SOUTH

(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 -----

-----Seven Thousand and no/100-----Dollars (\$ 7,000.00) due and payable plus add on interest of 6% to be paid at the rate of \$194.79 per month for 84 months with the 1st payment due and payable on November 15, 1972 and the final payment if not sooner paid due and payable on and before October 15, 1979

with interest thereon from date at the rate of six (6) per centum per annum to be paid: in advance

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, on the South side of McKinney Road and having the following metes and bounds to wit:

Beginning at an iron pin in the center of McKinney Road and running thence S.10-01W 35.64 ft. to an iron pin; thence S.10-01W 883.13 ft. to an iron pin; thence S.55-03W 495.99 ft. to an iron pin; thence N.39-40W 62.10 ft. to an iron pin; thence N.40-30W 357.90 ft. to an iron pin; thence N.53E 423.55 ft. to an iron pin; thence N. 17-07E 131.90 ft. to a point; thence N.17-05E 697.80 ft. to a point; thence S.55-06E 313.34 ft. to the beginning corner and containing 11.42 acres more or less.

This being the same property conveyed to the herein by deed recorded in deed volume 928 at page 429 in the RMC Office for Greenville County.

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.