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BOOK 1252 PAGE 382

MORTGAGE OF REAL ESTATE—OFFICES OF PRICE & FINE, ATTORNEYS AT LAW, GREENVILLE, S. C.
ELIZABETH RIDDLE
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLARENCE F. CHOICE AND
MODEAN A. CHOICE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE 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

ONE THOUSAND SEVEN HUNDRED THIRTY-TWO AND 56/100----- DOLLARS (\$1,732.56),

due and payable in 24 consecutive monthly payments, commencing November 5, 1972, and payable on the 5th day of each month thereafter, each installment to be in the amount of Seventy-Two and 19/100 Dollars (\$72.19), applied first to interest and then to principal, which interest has been added to the principal of this debt, \$1,500.00,

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: AS stated above.

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,

ALL that piece, parcel or lot of land known and designated as Lot No. 7 on plat of property of Robert S. Green and Willie Scott, located on Mush Creek Road, Saluda Township, Greenville County, South Carolina, and having, according to said plat, dated July 20, 1970, prepared by W. R. Williams, Jr., R.L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of Mush Creek Road, the joint front corner of Lots 6 and 7, and running thence with the joint line of said lots N. 13-45 E. 337.2 feet to an iron pin; thence S. 65-05 E. 100 feet to an iron pin; thence with the joint line of Lots 7 and 8, S. 24-55 E. 365.8 feet to a point in the center of said Mush Creek Road; thence with the center of said Road, S. 77-03 W. 169.5 feet to the point of beginning; being a portion of that property conveyed to the Mortgagors by deed recorded in Deed Book 913, at Page 55.

The foregoing property is conveyed subject to any and all easements, rights-of-way or protective covenants of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.