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GREENVILLE, CO. S. C.

BOOK 1254 PAGE 175

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 20 4 45 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH BIDDLE  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clifton B. Ables and Christine H. Ables

(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 Seven Thousand Seven Hundred Sixteen and 64/100 ----- Dollars (\$ 27,716.64 due and payable

in eighty-four (84) equal monthly installments of Three Hundred Twenty Nine and 96/100 (\$329.96) Dollars each with the first such payment beginning on November 15, 1972. It is understood and agreed that interest charges have been computed and are included in the aforesaid payments with interest thereon from ~~the~~ maturity at the rate of eight per centum per annum, to be paid: on demand

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, in Gantt Township, containing 2.16 acres, more or less and being known and designated as Lot No. 2 on a plat of property of J. T. Phillips prepared by W. A. Hester, Surveyor and recorded in Plat Book J at page 43 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of White Horse Road, joint front corner of Lots 1 and 2, and running thence along the joint line of said lots, S. 59½ W. 884 feet to an iron pin; thence N. 22¼ E. 192 feet to an iron pin, joint rear corner of lots 2 and 3; thence along the joint line of said lots, N. 59½ E. 720 feet to a point on said White Horse Road; thence along said road, S. 30½ E. 117.6 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Jewell J. Tidwell, Marion E. Tidwell Donley, John T. Tidwell, Yvonne S. Tidwell Stroud of even date to be recorded herewith.

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.