

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
Nov 3 2 46 PM '70  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Rex H. O'Steen and Dorothy Lee O'Steen

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, South Carolina

(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 **Fifteen Thousand and No/100**

----- Dollars (\$ 15,000.00 ) due and payable in quarterly installments of \$375.00 commencing on the 1st day of January, 1973 and continuing the first day of each quarter thereafter until paid in full

with interest thereon from date of the sum 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

All that tract of land in City of Greenville, County of Greenville; South Carolina and being shown on a plat of the property of Alice B. Kelley made by Carolina Engineering and Surveying Company on April 24, 1968, recorded in Plat Book YYY, Page 147 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Marshall Avenue and running thence N. 66-47 W. 65 feet to an iron pin; thence with the eastern corner of the intersection of Marshall Avenue and North Academy Street, the chord being N. 3-57 W. 14 feet to an iron pin on North Academy Street; thence N. 44-55 E. 72 feet to an iron pin on North Academy Street; thence N. 48-41 E. 75 feet to an iron pin on North Academy Street; thence S. 66-08 E. 10.4 feet to an iron pin; thence S. 22-23 W. 147 feet to an iron pin on Marshall Avenue, the point of beginning.

This mortgage is equal in rank to the mortgage given by the mortgagors to the mortgagee covering the above described property and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1102, Page 299.

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 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.