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MORTGAGE OF REAL ESTATE OFFICE OF THE CLERK OF COURTS, GREENVILLE, S. C. Gold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John C. Lanford

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

WHEREAS, the 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 and no/100ths-

----- DOLLARS (\$6,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in monthly payments of \$146.48 beginning January 19, 1973 and each and every month thereafter in a like payment until paid in full, said payment being first applied to interest and then to principal.

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 heroby 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, Greenville Township, being shown and designated as Lots 17 and 18 on plat entitled "Occupation Map of Lots on the East Side of Gridley Street", prepared by Dalton & Neves, Engineers, dated October, 1927, recorded in the RMC Office of the Greenville County Courthouse in Plat Book G at Page 160, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Gridley Street at the joint front corner of Lots 17 and 18 and running thence along said Street S 7-18 E 50 feet to an iron pin; thence N 80-20 E 102.5 feet to an iron pin on the Western side of a ten-foot alley; thence along the rear line of Lots 18 (the same being the Western side of said ten-foot alley) N 38-52 W 55 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence continuing along said alley, N 50-12 W 101 feet to an iron pin at the intersection of said alley and Gridley Street; thence along Gridley Street S 3-41 E 75.5 feet to an iron pin, the point of beginning.

The above-described property is the same conveyed to the Mortgagor by deed of Rudolph W. Gwinn, dated May 16, 1967 and recorded in the RMC Office of the Greenville County Courthouse in Deed Book 828 at Page 377.

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.