

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
FILED  
FEB 26 4 56 PM '73  
R. J. C. TANKERSLEY

FILED  
GREENVILLE, CO. S. C.

BOOK 1268 PAGE 119

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PHYLLIS BROWN CANTRELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE 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 SIX HUNDRED AND NO/100

Dollars (\$ 7,600.00 ) due and payable \$131.41 due and payable on April 1, 1973, and \$131.41 due and payable on the first day of each and every month thereafter until paid in full and satisfied. Payment to be applied first to interest and the balance to principal.

with interest thereon from date at the rate of 7 1/2% per centum per annum, to be paid: Monthly

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 in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on Grove Road, being all of Lot No. 3, Block N, of the P. O. Mills property, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book C, Page 176, except a small portion of said lot having a frontage of 5 feet on Grove Road, conveyed by W. G. Surrine to C. T. Squires and including a small portion of Lot No. 2 conveyed to W. G. Surrine by C. T. Squires giving the lot hereby conveyed an additional 10 feet in the rear, and also including a strip 4 feet in width taken from Lot No. 4, conveyed to W. G. Surrine by L. C. and E. F. Ashmore. The lot conveyed has the following metes and bounds, according to plat made by W. J. Riddle, Surveyor, May 11, 1953, to be recorded in the RMC Office for Greenville County.

BEGINNING at an iron pin on Grove Road, C. T. Squires corner, and running thence with Grove Road N. 18-37 E. 19.2 feet; thence still with Grove Road N. 21-38 E. 43.8 feet; thence still with Grove Road N. 29-08 E. 4 feet to iron pin at corner of Lot conveyed to Lewis Charles Pearson; thence with Pearson line S. 60-57 E. 112.2 feet to stake; thence S. 20-04 W. 54 feet to stake; thence S. 1-57 W. 10 feet to stake at corner of C. T. Squires lot; and thence with Squires line N. 62-53 W. 115.6 feet to the beginning corner on Grove Road.

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.