

MORTGAGE OF REAL ESTATE

FILED GREENVILLE, CO. S. C.

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DONNIE S. TANNER
R.H.C.

BOOK 1270 PAGE 687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lee O. Huskamp and Julia D. Huskamp

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

WHEREAS, the 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

Thirty-Two Thousand and No/100----- DOLLARS (\$32,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in equal monthly installments of \$1,002.78, the first payment being due July 1, 1973 , and continuing on the 1st day of each month thereafter until paid in full; payments to be applied first to interest and the balance 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 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, being known and designated as Lot 5 on a plat of Property of Lee Huskamp prepared by Alex A. Moss, Registered Surveyor, March 19, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Greer Drive at the intersection of an unnamed street, running thence with Greer Drive, S. 53-42 W. 165.0 feet to an iron pin; thence S. 40-26 E. 401.1 feet to an iron pin on an unnamed street; thence along said unnamed street, N. 53-42 E. 165.0 feet to an iron pin; thence N. 40-26 W. 401.1 feet to the point of beginning.

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.