

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REGULATORY
COMPLIED
Feb

MAR 30 11 05 AM '73
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAROLD E. McCONNELL,

(hereinafter referred to as 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 Five Thousand Nine Hundred and Four Dollars and no/100

Dollars (\$ 5,904.00) due and payable

in 60 months

Add-on

with interest thereon from date at the rate of 5.5% / per centum per annum, to be paid:

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 Chick Springs Township, being shown as two unnumbered lots on a preliminary plat made for M. C. Green in July, 1944, by R. E. Dalton, recorded in Plat Book O, Page 119, and being known as Lot no. 12 of a re-survey dated January, 1948, recorded in Plat Book W, page 5, and having, according to said last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Davis Avenue (now Stadium Drive) at corner of this lot and unnumbered lot on re-survey, which iron pin is 325 feet from the northwest intersection of Davis Avenue (now Stadium Drive) and Rutherford Road; thence along Davis Avenue (now Stadium Drive) N. 59-10 W. 210 feet to an iron pin; thence leaving said street and running N. 30-50 E. 240 feet to an iron pin; thence S. 59-10 E. 210 feet to an iron pin; thence S. 30-50 W. 240 feet more or less, to iron pin on Davis Avenue (now Stadium Drive) the beginning corner, being the same property conveyed to the Grantor by Deed recorded in Volume 727, at page 371.

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.