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GREENVILLE CO. S. C.

BOOK 1271 PAGE 695

MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: EUGENE M. SHERMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

PEOPLES NATIONAL BANK, Simpsonville, 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 -----

-----ONE THOUSAND THREE HUNDRED and no/100 -----Dollars (\$1,300.00) ~~XXXXXXXXXXXX~~

together with add on interest at the rate of six (6%) per cent per annum until paid in full, said principal and interest being payable in 36 consecutive monthly installments of \$43.47, commencing on the 25th day of April, 1973, and continuing on the 25th day of each month thereafter until paid in full.

with interest thereon from date at the rate of _____ 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, Grove Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of county road, and running thence along the center line of said road, S. 60-20 W., 186 feet to an iron pin in the center of said road; thence S. 14-30 E. 484 feet to a stake on line of property of James A. Sweeney; thence along Sweeney line, N. 60-20 E. 186 feet to a stake on the line of property of Ben Evans; thence along Evans line N. 14-30 W. 484 feet to a pin in the center of county road, the beginning corner, and containing 2 acres, more or less, according to survey made by W. J. Riddle, Surveyor, on November 8, 1951.

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 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.