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MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1272 PAGE 459

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 13 2 25 PM '73
DORRIS S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas:

MARY E. MEIGS

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

PEOPLES NATIONAL BANK, Simpsonville, S. C.

(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 Five Hundred and no/100 -----Dollars (\$7,500.00) due and payable at the rate of \$91.00 per month, for a period of ten years, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight (8%) 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, in the Town of Simpsonville, lying to the east of the C. & W. C. Railroad and bein Lots Nos. 40 and 41 in a Subdivision now known as FOREST PARK and formerly known as Gresham Park. For a fuller description of property conveyed herein, refer to plat drawn by C. O. Riddle, Surveyor, and recorded in Plat Book BB at page 70 and 71.

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