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MORTGAGE OF REAL ESTATE-

FILED  
GREENVILLE

Prepared by CORNELL E. CLAY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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MAR 20 2 51 PM '73

BOBINE S. TANKERSLEY  
R.I.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jack W. Roberts and Joyce B. Roberts

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

The Peoples National Bank of Greenville, 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 Three Thousand, Four Hundred and Sixty & 68/100---

Dollars (\$ 3,460.68 ) due and payable

in thirty-six consecutive equal installments in the amount of Ninety-six (\$96.13) & 13/100 Dollars each, the first installment to become due one month after date, and a like installment on the same day of each and every month thereafter until this indebtedness is paid in full

with interest there n from \_\_\_\_\_ 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, in Grove Township, about two miles from the Town of Piedmont, and being known and designated as Lot No. 6 on plat of property of John B. Gwynn prepared by J. R. McClure, dated October 2, 1970, and containing according to said plat 6.5 acres.

And being a portion of the property conveyed to John B. Gwynn by the Estate of Kelly Washington Taylor, deed dated June 16, 1970, and recorded in Deed Book 992, page 182, RMC Office for Greenville County.

The above referred to plat is to be recorded in Plat Book 49, page 131.

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.