

REGULATION NO. 22
COMPLIED WITH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 4 3 01 PM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1274 PAGE 603

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. B. Hollifield, Sr.,

(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 Sixty Five Hundred and NO/100

in monthly installments of Two Hundred Three and 69/100 Dollars (\$ 6,500.00) due and payable due and payable June 4, 1973, and to continue in like payments each month thereafter until paid in full, payments to be applied first to interest and balance to principal, entire amount of principal and interest due and payable three years from date.

with interest thereon from date at the rate of -8- per centum per annum, to be paid: in said monthly installments,

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, Chick Springs Township, about one mile west of the City of Greer, S.C., lying on the south side of the Brannon Road, and on the east side of a small branch, and being that same property conveyed to mortgagor this date by deed of Warren G. Scoggin, to be recorded in R.M.C. Office for Greenville County this date, and have the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said road and over the culvert, and runs thence with the said road, N. 74-10 E. 56.5 feet to a bend; thence continuing with the said road, N. 71-40 E. 93.5 feet to a nail and cap in the said road; thence S. 22-05 E. 18 feet to an iron pin on south bank of road, thence continuing with the same course for a total distance of 214 feet to an iron pin; thence S. 67-55 W. 271 feet to an iron pin on the east bank of the branch; thence up the branch as the line with the following traverse lines; N. 2-16 E. 178 feet to a bend; thence N. 15-22 E. 80 feet to the beginning corner, containing one (1) acre more or less.

Subject to all easements, restrictions and rights of way of record.

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.