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MORTGAGE OF REAL ESTATE--Prepared by *ROBERT W. GIBNEY, S.C.* Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

*MAY 21 4 45 PM '73*

MORTGAGE OF REAL ESTATE

DONNIE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, LILA E. MOORE

(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 -----

-----FIFTEEN THOUSAND AND NO/100THS-----Dollars (\$ 15,000.00 ) due and payable one (1) year from date,

with interest thereon from date hereof at the rate of 8 (eight) per centum per annum, to be paid: semi-annually in advance

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, located in the Town of Simpsonville, on North Maple Street, and being shown on the Greenville County tax maps on Sheet 307, Block 3, Lct 3, and being a portion of the property conveyed to J. S. Moore in Deed Volume 206 at Page 227 and recorded in the RMC Office for Greenville County.

J. S. Moore died testate October 5, 1943, survived by his widow, Florence Moore, and eight children, namely Lila E. Moore, Leva Henderson, Odell L. Moore, Estelle M. Cathey, Inez M. Richburg, W. J. Moore, Edna M. Rea, Anne M. Seale.

Florence Moore died intestate survived by the eight children named above.

Edna M. Rea died testate June 27, 1969, devising her property to her brothers and sisters named above.

Odell L. Moore died testate survived by his widow and three children, namely, Sally H. Moore, and Don L. Moore, Jewel M. Richey, and Curtis O. Moore.

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.