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GREENVILLE, S. C. BOOK 1278 PAGE 283
CAND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA 23) 3 16 PM '73

COUNTY OF

DONNIE E. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, POINSETT REALTY COMPANY

(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 THIRTY-SIX THOUSAND AND NO/100THS

Dollars (\$ 36,000.00) due and payable

in monthly installments of \$500.00 each including interest

with interest thereon from date at the rate of 7½ 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, Fairview Township, as shown on plat entitled "Property of Laddie L. Jones and Paul G. Jones, Jr.", dated June, 1966, and recorded in the R. M. C. Office for Greenville County in Plat Book MMM at page 157 and being shown as Lots Nos. 25, 26, 27, 28, 29, 30 and 45.

ALSO: ALL that certain piece, parcel or lot of land in Fairview Township containing 76.88 acres, more or less and beginning at a point on State Highway S-160 adjacent to the property of the Greenville County School District and running thence N. 17-04 W. 39.2 feet to an iron pin; thence N. 64-02 W. 188.5 feet to an iron pin; thence N. 17-10 W. 245 feet to an iron pin; thence N. 78-30 E. 70 feet to an iron pin; thence N. 84-21 E. 69.9 feet to a point on right of way of State Highway S-160; thence N. 17-04 W. 55.6 feet to an iron pin; thence S. 77-00 W. 100 feet to an iron pin; thence S. 69-00 W. 80 feet to an iron pin; thence S. 62-53 W. 99 feet to an iron pin; thence N. 17-18 W. 582 feet to an iron pin; thence S. 69-13 E. 124.3 feet to an iron pin; thence N. 90 E. 85 feet to an iron pin; thence N. 73 E. 100 feet to an point on State Highway S-160; thence N. 17-04 W. 50 feet to an iron pin; thence S. 73-00 W. 140 feet to an iron pin; thence N. 67-19 W. 181.6 feet to an iron pin; thence N. 17-18 W. 250 feet to an iron pin; thence N. 59-21 E. 144.8 feet to an iron pin; thence N. 34-38 E. 177.5 feet to an iron pin on State Highway S-160; thence with the right of way of State Highway S-160 N. 16-55 W. 213 feet to an iron pin on property now or formerly of Jack K. Wherry; thence with the line of property of Jack K. Wherry S. 84-11 W. 140 feet to an iron pin; thence continuing with the line of property of Jack K. Wherry S. 84-22 W. 107.10 feet to an iron pin; thence N. 78-41 W. 82.1 feet to an iron pin on property of Mary E. Leake; thence with the line of property of Mary E. Leake S. 14-54 W. 635 feet to an iron pin; thence S. 15-52 W. 618.5 feet to an iron pin; thence S. 20-12 E. 836.5 feet to an iron pin; thence S. 63-25 E. 418.2 feet to an iron pin near branch; thence with branch as the line, the following courses and distances: S. 52-05 E. 157 feet; thence S. 70 E. 150 feet; thence S. 26-45 E. 162 feet; thence S. 45-10 E. 116 feet; thence S. 64-50 E. 108 feet to an iron pin on line of property of Greenville County School District; thence with the line of property of Greenville County School District N. 25-30 E. 1,390.4 feet to an iron pin; thence S. 63-25 E. 140 feet to an iron pin; thence S. 64-02 E. 228.0 feet to the point of beginning.

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 whatsoever lawfully claiming the same or any part thereof.