

FILED JUN 22 1973
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1281 PAGE 23

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN

JUN 8 4:14 PM '73

WHEREAS, Clarence Pruitt and Frances S. Pruitt of the County of Greenville, South Carolina, and **PROVINE S. TANKERSLEY R.M.C.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Peoples National Bank of 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, Seven Hundred Fifty-one and 20/100** Dollars (\$3,751.20) due and payable in 48 equal monthly installments of \$78.15 each the first such payment due the fifth day of July, 1973 and a like amount on the 5th day of each succeeding month thereafter until paid in full; said payments including interest from date at the rate of 5 1/2 % (add on rate) per annum.

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, being known and designated as **Lot No. 12** on plat of property of Harry H. Palm according to plat made by W. J. Riddle, Surveyor, May 1946, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "B", at page 84, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Brunswick Avenue, formerly Poplar Street, joint front corner of Lots Nos. 12 and 13, and running thence along the dividing line between said Lots Nos. 12 and 13, N. 67-15 W. two hundred thirty-four and five-tenths (234.5) feet, more or less, to point in middle of branch, thence along the meanderings of said branch in a northeasterly direction 92 feet to an iron pin; thence S. 58-34 E. one hundred and ninety-one (191) feet, more or less, to point on the West side of Brunswick Avenue, formerly Poplar Street; thence along the West side of Brunswick Avenue, formerly Poplar Street, S. 11-30 W. Sixty (60) feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

PROVINE S. TANKERSLEY