

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1289 PAGE 263

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CRAIG ROBINSON

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

THE PEOPLES NATIONAL BANK,  
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 Twenty-Nine Thousand and No/100

Dollars (\$ 29,000.00 due and payable

in equal monthly installments of Two Hundred Forty-Two and 57/100 Dollars (\$242.57) a month commencing October 1, 1973, and a like amount to be paid on the 1st day of each successive month thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly Payments to be applied first to interest and balance to principal.

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, the Mortgagee's heirs, 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, City of Mauldin, shown and designated as Lot 82 on a Plat of Holly Springs Subdivision, Section #2, which Plat is recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 54, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Holly Lane at the joint front corner of Lots 81 and 82; and running thence with the joint line of said Lots S. 5-02 W. 149.7 feet to an iron pin; thence S. 86-56 E. 90 feet to an iron pin at the joint rear corner of Lots 82 and 83; thence with the joint line of said Lots, N. 5 E. 150 feet to an iron pin on the southern side of Holly Lane; thence along the side of said Lane, N. 87-08 W. 90 feet to an iron pin at the point of beginning.

11.60



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.

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