

FILED

GREENVILLE COUNTY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1338-256

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAUL W. PEEPLES AND RITA PRICE PEEPLES

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF GREER

(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

ONE HUNDRED TWENTY THOUSAND AND 00/100-----Dollars \$120,000.00 due and payable

ONE (1) YEAR FROM DATE

with interest thereon from date at the rate of 9 per centum per annum, to be paid: MONTHLY

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

ALL that certain piece, parcel or tract of land containing 51.5 acres, more or less, situated on the west side of State Highway No. 14 near Liberty Methodist Church and about 11 miles from the City of Greer, in Highland Township, Greenville County, State of South Carolina, and having courses and distances according to survey and plat by J.Q. Bruce, Registered Surveyor, dated March 1, 1958, to-wit:

BEGINNING in the center of the bridge over Beaverdam Creek on Highway No. 14 and running thence along said highway, S. 6-09 W., 475.5 feet to a nail in highway, and S. 20-25 E., 337 feet to a nail in said highway iron pin on west bank, on line of J.B. Arms property; thence along the line of the Arms property, S. 74-31 W., 584.3 feet to an iron pin; thence S. 5-00 E., 430 feet to an iron pin; thence S. 71-35 W., 282 feet to a hickory tree; thence S. 15-23 E., 978.9 feet to an iron pin; thence along the line of the Kemp property, S. 41-35 W., 500 feet to an iron pin; thence along the line of the Dill Estate, N. 59-00 W., 1279 feet to an iron pin; thence along the Oliver line, N. 33-08 E., 2208.3 feet to an iron pin on Beaverdam Creek; thence down the creek as the line, survey line being S. 59-04 E., 281.6 feet to an iron pin; thence N. 33-05 E., 343 feet to an iron pin in the abandoned road; thence along said roadbed, S. 41-00 E., 83 feet to Beaverdam Creek; thence down said creek as the line, survey line being N. 52-17 E., 314 feet to the beginning corner. This is the identical property conveyed to Paul W. Peebles by deed recorded in deed book 840 at page 147 in the RMC Office for Greenville County. (continued on rider)

ALSO: ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, South from Greer, near the Greenville-Spartanburg Airport on the east side of Old Highway 14 containing 35.26 acres, more or less, as shown on a survey entitled "Property of Paul W. Peebles" dated May 25, 1972 by Wolfe & Huskey, Engineers and Surveyors, and recorded in plat book SSS at page 551, RMC Office for Greenville County. Reference is hereby made to said plat for a more complete and accurate description.

This is the identical property conveyed to Rita Price Peebles by deed recorded in deed book 948 at page 145 in the RMC Office for Greenville County.

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.

RECORDED

4328 RV-21