MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

MAR 22 11 33 AM 1968 STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TAPMOWERTH

R.M.C. To All Mhom These Presents May Concern.

Whereas: Glenn R. Fleming and Bonnie B. Fleming

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 ----- Seven Thousand and No/100 ------______Dollars (\$ 7,000.00) due and payable

at the rate of Eighty-one and 30/100 (\$81.30) Dollars, including interest,

xwith xin the rest xi beyon from date at the rate of seven

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

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ALL those certain pieces, parcels or lots of land in Greenville County, State of South Carolina, Town of Simpsonville, being shown as Lots Nos. 24, 23, 22, and a portion of Lot No. 21 on plat of property of the ESTATE OF S. J. WILSON, prepared by W. J. Riddle, dated August, 1923, and recorded in the RMC Office for Greenville County in Plat Book F at Page 271 and having, according to a recent survey by C. O. Riddle, dated January 25, 1968, entitled PROPERTY OF GLENN R. AND BONNIE B. FLEMING, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Hedge Street and running thence S. 77-00 W. 147 feet to an iron pin; thence along property of Perry V. Haymes N. 13-00 W. 84 feet to an iron pin; thence N. 77-00 E. 147 feet to an iron pin on the westerly side of Hedge Street; thence with the westerly side of Hedge Street S. 13-00 E. 84 feet to the beginning corner, being a portion of the same property conveyed to the Mortgagors herein by deed recorded in Deed Volume 827 at Page 598.

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 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. 243**3**

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