

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1088 PAGE 383

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN
FILED GREENVILLE CO. S. C.

APR 3 1 22 PM 1968

OLLIE J. BANK OF GREER, R.M.C.

WHEREAS, We, John and Virginia Whilden,

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

The First National 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 Thirteen Hundred and No/100

Dollars (\$ 1300.00) due and payable

in forty-seven payments of Twenty-Eight (\$28.00) Dollars and one payment of Sixteen (\$16.00) Dollars. Said payments to begin 5/1/68, and continue each and every month thereafter until paid in full.

With interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

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, O'Neal Township, lying on the East side of South Carolina State Highway leading from Greer to O'Neal, about four miles North from the City of Greer, and being all of Lots Nos. 17, 18, and 19 on Plat of property made for the Fred G. James Estate by H. L. Dunahoo, Surveyor, dated October 1 and 2, 1947, recorded in Plat Book K, page 310, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

Beginning at an iron pin on the East bank of said State Highway, joint corner with Brockman's land; thence with Brockman's line S. 45.15 E. 455 feet to an iron pipe; thence continuing with said line S. 26.15 E. 297 feet to an iron pipe; thence with Will Burton's line S. 29.30 E. 652 feet to an iron pipe; thence joint corner of Lots 16 and 17; thence with the common line of Lots 16 and 17 S. 59.30 W. 570 feet to a stake on the East edge of the Greer-O'Neal Highway; thence along and with said Highway N. 10.45 W. 1457 feet to the beginning corner, containing the aggregate of ten (10) acres, more or less.

The above described property is sold and conveyed by Order of the Court of Common Pleas in the case of Fred G. James, Jr., et al., vs. Mamie K, James, et al., duly filed in the Office of the Clerk of Court for Greenville County.

Together with all and singular rights, members, herditaments, 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 AND CANCELLED OF RECORD
7th DAY OF Mar. 19 77
Dennis L. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:58 A.M. NO. 23434

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 45 PAGE 722