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GREENVILLE, CO. S. C.

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HORTON, DRAWDY, DILLARD, MANNING, HANKS, LIPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 10 3 11 PM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Herman L. Gibbs and Gladys W. Gibbs

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company, 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 Five Thousand and No/100 (\$5,000.00) Dollars-----

-----Dollars (\$ 5,000.00) due and payable

in equal monthly installments of Sixty and 67/100 (\$60.67) Dollars with the first payment to be due on July 10, 1971 and the remaining payments to be made on the tenth (10th) day of each month of each year thereafter until paid in full.

with interest thereon from date at the rate of 8% 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: First Piedmont Bank and Trust Company, Greenville, South Carolina, Its Successors and Assigns:

ALL that certain piece, parcel and tract of land containing 4.97 acres, more or less with all improvements thereon situate, lying and being on the East side of Jonesville Road and on the North side of League Drive in the County of Greenville, State of South Carolina and having according to a plat entitled, "property of Hazel Thackston," made by C. O. Riddle, and dated March 1, 1968, the following metes and bounds, to-wit:

BEGINNING at a R. R. Spike in the center of the intersection of Jonesville Road and League Drive and running thence with the center of Jonesville Road N. 27-35 E. 1192.1 feet to a R. R. spike; thence still with the center of Jonesville Road N. 17-35 E. 255.5 feet to a R. R. spike; thence still with the center of said Jonesville Road N. 27-35 E. 295.6 feet to an iron pin corner with property now or formerly of Horace Cooper; thence S. 1-55 W. 887.7 feet to a point in the center of League Drive; thence with the center of League Drive the following courses and distances: S. 83-04 W. 100 feet; thence S. 77-40 W. 200 feet; thence S. 69-02 W. 100 feet and S. 59-18 W. 155.7 feet to the point and place of beginning.

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.