

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frank L. O'Neal

(hereinafter referred to as Mortgagor) is well and truly indebted unto Riley Pendergrass, His Heirs And Assigns,

(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

Two Thousand Seventy Five Dollars (\$ 2,075.00) due and payable

in three annual installments of Six Hundred Ninety One Dollars and Sixty Seven Cents (\$691.67) each, payable \$691.67 on or before November 24, 1972; \$691.67 payable on or before November 24, 1973; and \$691.66 payable on or before November 24, 1974, with interest thereon at Seven Percent (7%) Per Annum; the payments to be applied first to interest and then to Principal with the privilege of acceleration from date at the rate of Seven per centum per annum, to be paid: Yearly

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, Austin Township, and being located about six and one-half miles from the Greenville County Courthouse and about one mile West of the Laurens Road, and being known and designated as Tract 19, being originally 13.58 Acres of the property of Central Realty Corporation; according to a Plat of record in the R. M. C. Office for Greenville County in Plat Book Y at Page 85, the metes and bounds as shown thereon are herewith incorporated by Reference, LESS any portions of the same conveyed by the owner, especially a One Acre Tract in the Northeast corner of said Tract.

THIS Mortgage which is secured by a Note of this date is a Junior lien on the above property to a Mortgage given to _____ as noted or may be noted in Mortgage Volume _____ at Page _____, Office of the R. M. C. for Greenville County.

THIS property is located in Tax District _____ Sheet _____, Block _____, Lot _____.

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.