

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE, S. C.

MAR 29 9 42 AM '72

MORTGAGE OF REAL ESTATE

BOOK 1227 PAGE 219

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Dr. Charles B. Thomas

(hereinafter referred to as Mortgagor), is well and truly indebted unto Peoples National Bank

(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

Twenty-Seven Thousand, Seven Hundred and No/100 Dollars (\$ 27,700.00) due and payable

\$336.09 per month, commencing one month from date, and continuing at the rate of \$336.09 per month for a period of ten years; at which time the remaining unpaid balance becomes due, with each payment applied first to payment of interest and balance to principal

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:

"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 in the City of Greenville, lying and being on the Southern side of Pendleton Street and being known and designated as LOT No. 3 (less a 5-foot strip in width along the western edge of said lot) on a plat of the property of Henry T. Mills recorded in the RMC Office for Greenville County, S. C. in Plat Book A, page 459 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Pendleton Street at the Northwestern corner of Lot No. 2 and running thence with the line of said lot, S. 16-15 West 195 feet to the Northern side of a 15-foot alley; thence with the Northern side of said alley, S. 73-45 West 75 feet to an iron pin; thence N. 16-15 East parallel with the line of Lot No. 4 and five feet distant therefrom, 195 feet to an iron pin on the Southern side of Pendleton Street; thence S. 73-45 East 75 feet to an iron pin, the point 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.