

MORTGAGE OF REAL ESTATE—Office of CLARE W. HAY, Attorney at Law, Greenville, S. C.

BOOK 1288 PAGE 429

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
AUG 21 9 41 AM '73  
DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, I, Charlie A. Pinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank of 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 **One Thousand, Seven Hundred and Seventy-nine & 48/100---**

Dollars (\$1,779.48) due and payable

in equal monthly installments of Forty-nine (\$49.43) & 43/100 Dollars, the first installment to be due September 25, 1973, and a like installment on the same day of each consecutive month thereafter until a total of thirty-six monthly payments have been made

with interest thereon from \_\_\_\_\_ at the rate of **NONE** per centum per annum, to be paid:

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, on Circle Road, and shown on a plat prepared by T. H. Walker, Jr., Reg. L. S., dated December 16, 1972, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of Circle Road, which point is 629.3 feet from Ford Road, and running thence with the center of said road, N. 26-42 E. 100 feet; thence N. 89-27 E. 17 feet; thence N. 89-27 E. 629.6 feet to iron pin at Betts Creek; thence with Betts Creek, S. 3-59 E. 140 feet; thence S. 62-40 W. 60 feet to iron pin; thence with line of grantor, N. 83-36 W. 634.85 feet to iron pin at edge of Circle Road; thence N. 83-36 W. 18 feet to the point of beginning, and containing 2.0 acres, according to said plat.

And being a part of Tract No. 9 of the property of Fletcher Pinson Estate.



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 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 whatsoever lawfully claiming the same or any part thereof.

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