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MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CLERK OF COURTS

MORTGAGE OF REAL ESTATE

BOOK 1042 PAGE 299

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, E. M. West,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C., its successors and assigns forever:

(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 -----

Eleven Thousand and No/100 ----- Dollars (\$ 11,000.00) due and payable

\$450.00 three (3) months from date and \$450.00 each three (3) months thereafter until paid in full; payments to be applied first to interest, balance to principal,

with interest thereon from date at the rate of 6 3/4 per centum per annum, to be paid: quarterly

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

All those pieces, parcels or lots of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northwestern side of Nottingham Road and being described as follows:

1. All that lot of land being known and designated as a portion of Lots Nos. 193 and 194 on plat of Sherwood Forest recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 2 and 3, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Nottingham Road at the joint front corner of Lots Nos. 192 and 193 and running thence along the joint line of said lots N. 43-31 W. 165.3 feet to an iron pin; thence with a line through the rear portion of Lot No. 134 N. 42-33 E. 35.8 feet to an iron pin; thence through the rear portion of Lot No. 134 and through Lot No. 193 S. 60-51 E. 150.8 feet to an iron pin on the northwestern side of Nottingham Road; thence along said Road S. 29-30 W. 61.5 feet to an iron pin; thence continuing along said Road S. 31-0 W. 22 feet to the point of beginning.

2. All that lot of land being known and designated as a portion of Lots Nos. 193, 134 and 169 on plat of Sherwood Forest recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 2 and 3, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Nottingham Road in the front line of Lot No. 193, which point is at the corner of the above described lot, and running thence along said Nottingham Road N. 29-30 E. 41.75 feet to an iron pin; thence along a new line through Lots Nos. 193, 169 and 134 N. 70-15 W. 148.9 feet to an iron pin which is situate in the rear portion of Lot No. 134; thence S. 42-33 W. 17.9 feet to an iron pin at the rear corner of the first above described lot; thence along the side line of the first above described lot S. 60-51 E. 150.8 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by Frank Gordon Henderson and Florine F. Henderson by their deed of even date and recorded herewith.

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.