

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

**MORTGAGE OF REAL ESTATE**

**To All Whom These Presents May Concern:**

**Whereas:** Henry Vance

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank, Simpsonville, S. C.

(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 and no/100 ----- Dollars (\$2,000.00) due and payable

\$48.83 per month for four years, payments applied first to interest and then to principal.

with interest thereon from date at the rate of ----- 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 Austin Township, being located 1/2 mile West from Anderson Bridge Road, and being bounded on the North by lands, now or formerly, of B. M. Dillard; on the East by lands, now or formerly, of Willie H. Meredith; on the South by Georgia Road, and being the greater part of a .84 acres tract of land described in Deed Volume 458 at page 118 and having the following metes and bounds, to wit:

BEGINNING at a point in the middle of E. Georgia Road and running thence with Dillard line S. 77-E 300 feet to a point; thence with Meredith line S. 17-45 E. 145 feet to a point; thence S. 38-46 W. 74.2 feet to a point in center of E. Georgia Road; thence with the center line of E. Georgia Road, N. 46-35 W., 391 feet to the beginning corner, containing .73 acres, more or less, as shown by plat prepared by Madison Woodward, dated June 1964, recorded in Plat Book GGG at page 136.

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 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.