

FILED
GREENVILLE CO. S. C. BOOK 1183 PAGE 67
STATE OF SOUTH CAROLINA MAR 9 4 24 PM '71 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE AND ANDERSON OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, T. B. HENRY

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 -----
THIRTY THOUSAND AND NO/100THS----- Dollars (\$30,000.00-->) due and payable

AS SET FORTH IN SAID NOTE

with interest thereon from date at the rate of eight(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, on the northern side of Lake Circle Street, being shown as Lot 63 on plat of the Subdivision of Mills Mill recorded in Plat Book GG at Pages 60 and 61 in the RMC Office for Greenville County.

ALSO: ALL that lot of land in Greenville County, State of South Carolina, just outside the City of Greenville, on the southern side of Deering Street in Mills Mill Village, and being shown as Lot 147 on plat of Mills Mill recorded in Plat Book GG at Pages 60-61 in the RMC Office for Greenville County.

ALSO: ALL that certain lot of land in Fork Township, Anderson County, South Carolina, designated as Lot No. 13 on a plat of Hanna Heights dated May 10, 1965, of record in the Office of the Clerk of Court for Anderson County, S. C., in Plat Book 55, at Page 273 and being particularly described thereon as follows:

BEGINNING at a point on the Eastern side of the right of way for a 48 foot street shown on said plat, said point being at the Northwestern corner of the lot herein described; thence S. 75-46 E. 160 feet to an iron pin corner; thence S. 13-24 W. 50 feet to an iron pin corner; thence N. 71-50 W. 160.5 feet to a point on the Eastern side of the aforesaid 48 foot road; thence N. 13-24 E. 39.0 feet along the Eastern side of the right of way for said 48 foot street to the beginning corner. Said lot is bounded on the North by Lot No. 12 on said plat, on the East by the Hartwell Lake Reservoir, on the South by Lot No. 14 and on the West by the aforesaid 48 foot road; and being a portion of the property conveyed unto C. P. Stevenson by A. E. Holton by deed dated October 24, 1967, of record in the Office of the Clerk of Court for the County of Anderson, South Carolina, in Deed Book I-15, at Page 345.

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.