

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 22 9 38 AM '72

MORTGAGE OF REAL ESTATE

BOOK 1238 PAGE 277

OLLIE FARNSWORTH HALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, ISABELLE C. ROCHESTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK, Greenville, 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 Ten Thousand Nine Hundred Forty-one & 84/100 ----- Dollars (\$ 10,941.84) due and payable in 84 equal monthly installments of \$130.26 per month beginning August 5, 1972 and payable on the 5th of each and every month thereafter until paid in full. Interest at the rate of 5 1/2% add-on which has been computed and added to the principal,

with interest thereon from ~~date~~ maturity 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, situate on the northern side of Daniel Avenue, being shown as the western portion of Lot No. 71 on a plat of Camilla Park subdivision, Map 2, recorded in Plat Book M at page 85 in the RMC Office for Greenville County and also being shown as part of Lot No. 71 on a plat of the property of Isabelle C. Rochester, dated October 7, 1969, prepared by Jones Engineering Service, recorded in Plat Book 4E at page 37 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Daniel Avenue which iron pin is 130 feet southeast of the northeastern corner of the intersection of Daniel Avenue and Flora Avenue, and running thence with a new line with property now or formerly of Harold Griffin, N. 12-43 E. 83 feet to an iron pin; thence N. 80-44 W. 135 feet to an iron pin on the eastern side of Flora Avenue; thence with said Avenue, S. 9-01 W. 80 feet to an iron pin at the northeastern corner of the intersection of Flora Avenue and Daniel Avenue; thence with the northern side of Daniel Avenue, S. 80-44 E. 100 feet to an iron pin; thence still with said Avenue, S. 74-54 E. 30 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.