

FILED
GREENVILLE (CO. S. C.)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1251 PAGE 275

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Shirley H. Harmon and Barbara H. Bayne

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

(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 Three thousand five hundred and no/100 (\$3,500.00) ----

Dollars (\$3,500.00) due and payable

as follows: in 60 monthly installments of \$70.97 each, with the first payment due and payable 30 days from the date of this note, then and after each successive month and date until paid in full with monthly payment first applied to interest and then to principal,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: as stated in the note

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 Gantt Township, about 8 miles Southwest of the City of Greenville on the North side of Highway No. 294, containing 24 acres, more or less, and having, according to survey made by Dalton & Neves, Engrs, in April 1940, the following metes and bounds:

BEGINNING in the center of Highway No. 294 in line of Mitchell property and running thence with the line of said property, N. 11-40 West 1,990 feet, more or less, to a stake in line of property now or formerly owned by Robert Rosamond; thence with the line of said property, S. 85-45 West 708 feet to a stake in line of property now or formerly owned by Tench; thence with the line of said property, S. 21-15 East 2,270 feet to center of Highway No. 294; thence with the center of said Highway in an Easterly direction 300 feet to the beginning corner. Being that portion of the 25-acre tract lying on the North side of Highway No. 294 conveyed to C. C. Smawley and J. W. Smawley by George Galphin by deed dated April 16, 1940 and recorded in the RMC Office for Greenville County in Deed Book 220, at page 301.

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.