

MORTGAGE OF REAL ESTATE—Office of Love, Thornton & Rhyne, Attorneys at Law, Greenville, S. C.

BOOK 724 PAGE 492

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 2 31 PM 1957

MORTGAGE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wilton H. Lancaster (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Farmers Bank of Simpsonville

(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 Twelve Hundred Fifty and No/100 ----- DOLLARS (\$ 1250.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: \$25.00 per month beginning October 16, 1957, and \$25.00 on the 16 day of each successive month thereafter, with the full amount being due and payable on or before one year from date, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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, being known and designated as Tract No. 3 on a plat of the property of H. B. Cooper near Simpsonville, South Carolina, said plat being made by C. O. Riddle, August, 1957, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of South Carolina Highway No. 417 at the joint front corner of Tracts 2 and 3 and running thence with the line of Tract No. 2 N. 55-35 W. 1320.1 feet to an iron pin; thence N. 31-01 E. 184.2 feet to a hickory; thence continuing N. 33-36 E. 118 feet to an iron pin at the joint rear corner of Tracts 3 and 4; thence with the line of Tract 4 S. 55-35 E. 1348.9 feet to an iron pin in the center of South Carolina Highway 417; thence with the center of said highway S. 37-56 W. 299.6 feet to the point of beginning.

This is a portion of Tract No. 1, Plat No. 3 of the A. R. Hunter Estate, and contains 9.17 acres.

Being the same premises conveyed to the mortgagor by deed of Hugh B. Cooper to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

7-7-61

The Farmers Bank of Simpsonville, Simpsonville, S. C.

D. L. Bramlette, Jr.

Petty G. Chandler

Elizabeth B. Hughes

RECORDED AND INDEXED BY RECORD

29 July 1961

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

9:30 PLACE A N. NO. 3001