

MORTGAGE OF REAL ESTATE—Prepared by E. P. Riley, Attorney at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

SEP 23 3 20 PM 1960

B.S.A.

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The State of South Carolina,

County of GREENVILLE

OLLIE L. LANSWORTH  
R.M.C.

To All Whom These Presents May Concern: **POINSETT REALTY COMPANY,**

SEND GREETING:

Whereas, the said **Poinsett Realty Company** hereinafter called the mortgagor(s)

in and by **its** certain promissory note in writing, of even date with these presents, **is** well and truly indebted to **The Farmers Bank of Simpsonville, South Carolina,**

hereinafter called the mortgagee(s), in the full and just sum of **Twenty-five Thousand and no/100** ---  
-----DOLLARS (\$ **25,000.00** ), to be paid

**one year from date,**

, with interest thereon from **date**

at the rate of **five (5%)** percentum per annum, to be computed and paid

**quarterly,** until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to **it**, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said **THE FARMERS BANK OF SIMPSONVILLE, SOUTH CAROLINA, ITS SUCCESSORS AND ASSIGNS:**

All that lot or parcel of land in the northern part of the Town of Simpsonville, County of Greenville and State of South Carolina, located on the western side of the C. & W. C. Railway and beginning in the middle of the C. & W. C. Railroad tracks at the midpoint of the Jones Street Crossing and running thence along the middle of said tracks N 25 1/2 W, 10.54 to corner thence leaving the railroad and running thence S 62 W, 3.66 to corner; thence S 25 1/2 E, 84 to corner; thence S 62 W, 4.38 to corner in the middle of Old Laurens Road; thence along said road S 66 E, 1.90 to bend; thence continuing along said road S 47 1/2 E, 3.69 to another bend; thence S 15-3/4 E, 3.14 to corner in middle of Jones Street; thence along the middle of Jones Street N 79 1/2 E, 6.15 to point of beginning, containing 5.75 acres, more or less, and being all of the parcel fifth described in the deed from E. Inman, Master, to William T. Moore and Nancy Gertrude Moore as recorded in Deed Book 243, Page 9, and a portion of the parcel third described in that deed. Said lands are subject to rights-of-way and easement privileges of the C. & W. C. Railway and the public roads and streets passing through or adjoining it. The description here given is in accord with a plat of said lands made by E. E. Gary, Surveyor, June 3, 1946.

Being the same property conveyed to the grantor herein by deed recorded in the R.M.C. office for Greenville County in Deed Book 636 at page 125.

ALSO:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, situated on the eastern side of U. S. Highway 276, and shown on

2-12-65  
The Farmers Bank of Simpsonville, S. C.  
*[Signature]*

*[Signature]*  
Annie Mae Kellott

SWORN TO AND REGISTERED ON FILED  
15 Feb. 65  
*[Signature]*  
R. M. C. OFFICE  
2.31 P. 22917