

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

AUG 29 1961 A.M.



MORTGAGE OF REAL ESTATE

BOOK 867 PAGE 215

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Onnie C. King

Mrs. Ollie Farnsworth

(hereinafter referred to as Mortgagor) as well and truly indebted to 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 Six Hundred Ninety Three and 50/100 --(693.50)

Dollars (\$ 693.50) due and payable

Payable on Feb. 4, 1962

with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-annually, in Advance

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, located on the North West side of Georgia Road, East of Simpsonville, adjoining lands of Mrs. Nina Miller, Roy King et al and having according to a survey and plat made by E. E. Gary, Surveyor on July 23, 1949, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Georgia road at the intersection of a county road, and running thence along the center of the Georgia Road S. 68-20 W. 6.35 chains to a point in center of Georgia Road, said point opposite an electric power pole; thence along line of Roy King and by said light pole N. 29 1/2 W. 6.15 chains to an iron pin; thence N. 55 1/2 W. 4.50 chains to an iron pin; thence N. 34 3/4 W. 3.61 chains to a stone; thence N. 58-24 E. 6.26 chains to the east side of County road; thence along Miller line and on east side of County Road, S. 36 3/4 E. 15.24 chains to the beginning corner and containing 8.54 acres more or less and being the same lot of land conveyed to Onnie C. King by Joyce King by deed recorded in Deed Book 405 at page 395 in the Greenville County R. M. C. Office.

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.

June 3, 1962

D. B. Brummett Jr.

Annie W. King

E. E. Gary

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