

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NO. 869 P. 42 583

FILED
SEP 27 1961 A.M.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, I, Grady L. Plumley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Commercial National Bank of Spartanburg, Landrum Office

Mrs. Ollie Farnsworth

(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 Four Hundred Seventy-Five and No/100 (\$475.00) - - - Dollars (\$ 475.00) due and payable

in eleven equal consecutive monthly installments of \$40.00 each with a final payment of \$35.00 on the twelfth month. First payment to commence one month from date of note & Mortgage.

with interest thereon from date at the rate of 6% per centum per annum to be paid

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 Mortgagee 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, do grant, bargain, sell and release unto the said The Commercial National Bank of Spartanburg, the following tract of land, having said metes and bounds, and courses and distances described and named herein: BEGINNING at a pin in the Luther Durham Spring Branch bounded by land owned by R. C. Durham, and running thence South 5 deg. West for a distance of 500 ft. to a pin; and running thence South 41 deg. West for 190 ft. to a pin; and running thence North 62 deg. West for a distance of 300 ft. to a pin; and running thence North 20 deg. West for a distance of 250 feet to a pin; and running thence North 8 deg. East to poplar tree on side of branch; thence to center of branch and running along branch bank to Beginning pin in center of branch, containing approximately 6 acres.

Being the same land conveyed to me by Annie Emery Plumley by deed dated January 6, 1956, of record in book 543, Page 406, in the R. M. C. Office of Greenville County, S. C.

This mortgage debt shall become due and payable forthwith at the option of the mortgagee or the holder hereof if the mortgagor shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

It is expressly agreed that the mortgage debt shall become due and payable at the option of the mortgagee or the holder hereof if there is a default in the payment of any tax or assessment against the property by the mortgagor during the term of this mortgage or in case of the actual or threatened demolition or removal of any building erected upon said premises.

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 whatsoever lawfully claiming the same or any part thereof.

paid and satisfied Sep. 14, 1963

The Commercial National Bank of Spartanburg
Spartanburg, S.C.

By: Subie W. Conley

Witness:
Myra Reid

SATISFIED AND CANCELLED BY RECORD

26 DAY OF SEP. 1963

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

4120 CONCORD ST. - N. C. 28603