

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
MORTGAGE DEEDS ESTATE

10 875 PAGE 45

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 22 12 05 PM 1961

WHEREAS, I, W. T. Singleton

OLLIE FARNSWORTH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

Fourteen Hundred Thirty-seven and 03/100 Dollars (\$ 1437.03) due and payable

Payable in forty-eight payments of \$29.94 each beginning December 16, 1961 and continuing each month thereafter until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: 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 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, containing four acres (4) more or less, lying and situated in Oaklawn Township, County and State aforesaid, and being bounded by lands of Grantor and Grantees, having the following metes and bounds to wit:
Beginning at point in center of bridge spanning a branch; thence in a Western direction 418 feet to iron pin, (new corner) of grantor and grantee; thence in a Southern direction 418 feet, (new corner) of grantor and grantee, thence in a Eastern direction 418 feet to center of new road, thence following center of said road in a Northern direction 418 feet to beginning corner.
This being a part or portion of the lands conveyed to Grantor by deed of Mrs. L. H. Owens said deed being recorded in Book 41, page 21, in the Office of Register of Mense Conveyance for Greenville County.

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.