

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 876 PAGE 465

FIL
DEC 12 1961 A.M.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, Robert F. Fowler
(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

Mr. Ollie Farnsworth
R. M. C.

(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-nine and 88/100 Dollars (\$ 699.88) due and payable

Payable in twenty-four monthly payments of \$29.17 each beginning December 28, 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, Grove Township, and being more particularly described as follows, to wit:

BEGINNING at a point on the Southeast side of U. S. Highway No. 29, which point is the Northwest corner of Lot #1 of the Lucia Dalton Newton property as shown by plat of Dalton & Neves, March, 1941, and runs thence along the line of Lot No. 1, S. 66-0 E 212.7 feet; thence N. 27-52 E. 91 feet to an iron pin; thence N. 58-23 W 204.7 feet to a point on said highway; thence along said highway, S. 31-45 W. 119 feet to the beginning corner; being the same property conveyed to the grantor, T. D. Simmons, by the deed of Roy Ellison dated August 18, 1944 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 266, at page 307. The said T. D. Simmons, same as Truman Dewey Simmons, conveyed an undivided one-half interest in the property to Evelyn S. Simmons, by his deed dated September 25, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 486, at page 241.

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.

*paid in full and satisfied
this 14th day of January, 1963*

*Bank of Piedmont
By: Ollie Farnsworth
President*

*witness:
Bonnie M. Smith
James D. Rank*

SATISFIED AND CANCELLED OF RECORD
14 DAY OF JAN 1963
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 12:01 O'CLOCK P.M. NO. 22696