

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAN 8 1962 A.M.

BOOK 878 PAGE 215

MORTGAGE ON REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, We, Earl Pearson and Arie Pearson Mrs Ollie Farnsworth
(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Two Hundred Ninety Three and No/100 --
Dollars (\$ 293.00) due and payable

On April 1, 1962

with interest thereon from date at the rate of 7 per centum per annum, to be paid: April 1, 1962

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 place, 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, Butler Township, on the Andersons Bridge Road and Peters Creek and being known and designated as tract No. 2 on a plat made by J. Coke Smith under date of March 18, 1946, which said plat is recorded in Plat Book DD, page 87 in the Greenville County R. M. C. Office. It is bounded on the north by Peters Creek, on the east by J. F. Smith, on the South by Andersons Bridge Road and on the west by tract No. 1 on the mentioned plat and contains 39.95 acres. It is specifically described by courses and distances and metes and bounds on the plat and reference is here made thereto for a more definite and particularly description. It is understood and agreed that this mortgage is second and inferior in rank to one given by the mortgagors to the Federal Land Bank of Columbia in the amount of \$ 1,500.00 and covering the same property.

It is also understood and agreed that this mortgage is given to better secure the payment of a chattel mortgage of like amount this day executed unto the Farmers Bank of Simpsonville by the mortgagors.

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.

Elizabeth B. Hughes
Notary Public
Simpsonville, S.C.
April 12, 1962
Ann H. Hughes

Ollie Farnsworth
April 12, 1962
9:30
\$ 263.96