

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: J. B. Staggs and Mary Emma Staggs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. 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 Three Thousand Two Hundred and no/100 ----- Dollars (\$ 3,200.00 ) due and payable

at the rate of \$35.53 per month, including interest, said payments to be applied first to interest and then to principal, until paid in full.

with interest thereon from date at the rate of six per centum per annum to be paid: monthly

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, in Austin Township, in or near the Town of Simpsonville, in the development known as Roland Heights, being known and designated as Lot No. 58, as is shown on a Plat of said development of record in the R.M.C. office for Greenville County, South Carolina, in Plat Book 251, Page 34, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Todd Circle, joint front corner with Lot No. 57, running thence S 52-16 W, along said Todd Circle 80 feet to an iron pin, joint front corner with Lot No. 59; thence with joint line of Lot No. 59, N 35-09 W, 202 feet to an iron pin, joint back corner with Lot No. 57 on land now or formerly of O. L. Gresham; thence with the Gresham line N 41-12 E, 82.3 feet to an iron pin, back joint corner with Lot No. 57 on said Gresham line; thence with joint line of Lot No. 57, S 35-07 E, 218 feet to an iron pin on Todd Circle, the beginning corner.

Being the same property conveyed to the Mortgagors herein by deed of Fred Staggs to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 title 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 and Satisfied in Full this  
the 11 day of Dec. 1967

THE PEOPLES NATIONAL BANK  
Simpsonville Greenville, South Carolina  
D. L. Bramlette, Jr. authorized Signature  
Cashier

Witness Hilda Fumblin  
Leannette L. Patterson

SUBMITTED AND FILED OF RECORD  
AT 2:13 O'CLOCK P. M. NOV. 17 1967  
Cliff Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.