

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 885 PAGE 311

MORTGAGE OF REAL ESTATE

MAR 23 1935

THESE PRESENTS MAY CONCERN:

R. M. C.

WHEREAS, I, James Roscoe Huff

(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 Thousand Five Hundred and No/100 -- Dollars (\$2,500.00) due and payable

One year after date

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

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 17 1/2 acres, more or less, bounded by lands now or formerly owned by R. L. Holcombe on the north, Sam Kallett on the east, Malcombe Meadors on the south and Ben Evans on the west and being the same conveyed to Harry Sullivan by J. K. Huff by deed dated April 30, 1921 and being also the same first described in a deed from E. Inman, Master, to Sudie Rebecca Huff by deed dated Nov. 15, 1935, and recorded in deed book 183, page 10, R.M.C. Office, Greenville County.

ALSO all that other piece, parcel and tract of land adjoining that above described, being in Grove Township, County and State aforesaid, containing 23 acres, more or less, bounded by lands now or formerly belonging to Ben Evans, B. F. Holcombe, Malcombe Meadors and others. Beginning on a branch and running thence S. 39 1/2 W. 11.50 to an iron pin; thence S. 60 W. 20.50 to an iron pin; thence S. 65 E. 6.40 to an iron pin; thence N. 72 E. 25.50 to an iron pin; thence in a northerly direction 6.05 to a stone on an iron pin; thence N. 73 E. 11.78 to a branch; thence with the meanderings of the branch to the beginning corner.

ALSO another tract adjoining this containing 26.66 acres, more or less, which begins at an iron pin in the edge of the Georgia Road; thence with the said road, N. 50-30 E. 1468 feet; thence continuing along said road, N. 38-45 E. 332 feet; thence N. 27 E. 226 feet to an iron pin; thence S. 62 E. 687 ft. to an iron pin; thence S. 140-45 845 feet to an iron pin; thence S. 61-15 W. 1368 feet to an iron pin; thence N. 63-30 W. 349 feet to an iron pin; thence in a northerly direction 99 feet to an iron pin in the Georgia Road at the beginning. These two tracts adjoin the first described, and were conveyed to J. K. Huff by C. P. Bayne by his deed dated Nov. 5, 1933 and recorded in deed book 161, page 88, R.M.C. Office, Greenville County.

The said J. K. Huff died testate leaving a will by the terms of which these two tracts of land went to his wife, Sudie Rebecca Huff, who in turn conveyed the lands to Meda Lee Huff by deed dated January 23, 1945, recorded in deed book 271, page 311.

Being the same conveyed to James Roscoe Huff in deed book 492 at page 140.

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; if 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.

James Roscoe Huff
2-16-35
Farmers Bank of Simpsonville
Ben Evans
Sam Kallett
Malcombe Meadors
Harry Sullivan
J. K. Huff
Sudie Rebecca Huff
Meda Lee Huff
Elizabeth B. Huff

RECORDED AND CANCELLED OF BY
DATE OF CANCELLATION
Sudie Rebecca Huff
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:00 O'CLOCK P. M. NO. 22225