

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 887 PAGE 477

WHEREAS, I, Lucile V. Rice

(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 Four Hundred Twenty One and 20/100 -- Dollars (\$ 421.20) due and payable

6 months after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually, 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, Austin Township, containing 52.22 acres, and being known and designated as Tract No. 2 of the Estate of T. M. Vaughn, plat of which is recorded in the R.M.C. Office for Greenville County in plat book "RP", page 139, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County road leading from Simpsonville to Greer, joint corner of tracts Nos. 2 and 3, and running thence along line of property of Dr. Inzold N. 38-45 W., 400 feet to iron pin; thence N. 15-23 W. 1535 feet to iron pin; thence S. 75-17 W. 1389.5 feet to joint rear corner of tracts Nos. 1 and 2; thence along line of said tract S. 39 E. 1240 feet to iron pin; thence S. 11 E. 551 feet to iron pin; thence S. 20-12 E. 689 feet to the center of said county road; thence with the center of said road N. 46-10 E. 164.1 feet to bend; thence N. 47-06 E. 256.5 feet to bend; thence N. 54-40 E. 549.5 feet to bend; thence N. 45-22 E. 164.1 feet to the point of beginning, and being identically the same tract as conveyed to Mortgagor by E. Irman, Master, by deed dated November 15, 1952.

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 8-6-62

The Farmers Bank of Simpsonville, Simpsonville, S. C.

Per *[Signature]*
President - Cashier

Witness

[Signature]
Edith Parsley

19
7:30
L. A. ...
H. ...