

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
MAY 31 1962
Mrs. Ollie Farnsworth
R. ... TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 891 PAGE 437

MORTGAGE OF REAL ESTATE

WHEREAS, We, William H. Harrison and Mary O. Harrison

(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 Twelve Hundred and No/100 --

Dollars (\$ 1,200.00) due and payable

One Year after date

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

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, lying and being on the Eastern side of Reedy River, containing sixty one (61) acres more or less and having according to plat of property of Miss Jean Adams, prepared by W. J. Riddle, dated May, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron beam at the corner of property now or formerly of Adams running thence along the line of Adams S. 59-30 W. 675 feet to a stake on branch; thence with the branch as the line N. 56-20 W. 460 feet to a point; thence continuing with the meanderings of said branch as the line S. 71-15 W. 1315 feet to a point in said branch; thence N. 63 W. 80 feet to a point on the East side of Reedy River; thence with the meanderings of said river as the line N. 21-00 W. 292 feet to a point; thence continuing with said river as the line N. 53-30 W. 390 feet to a point at the corner of property now or formerly of Tripp; thence along the line of Tripp N. 50-45 E. 1440 feet to a stone; thence N. 13-30 W. 117.5 feet to a stone; thence N. 51-30 E. 489.7 feet to a stone; thence S. 22-15 E. 107 feet to a post oak; thence S. 89-00 E. 217.8 feet to a post oak at the corner now or formerly of property of Woodside Estate; thence along the line of Woodside Estate S. 37-30 E. 1613 feet to an iron beam, the beginning corner.

The above described property is the same conveyed to the Mortgagors herein by deed of Jean Adams, dated May 25, 1946 and recorded in the RMC in Deed Book 292, at page 259. This instrument is given in junion to a mortgage given to the Farmers Bank of Simpsonville in the sum of 6,000.00 and recorded in mortgage book 755 at page 393 in the Greenville County R. M. C. Office.

Together with all and singular rights, members, herditaments, 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.

RECORDED AND INDEXED BY
DATE
S. M. C. COUNTY, S. C.
AT 11:00 A. M. NO. 136

PAID IN FULL, DATE
The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per *[Signature]*
President, Cashier

Witness *[Signature]*
[Signature]