

FILED

MAY 31 1962

MORTGAGE OF REAL ESTATE

891 PAGE 439

Mrs. Ollie Parnsworth

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jasper G. Moore and Miriam C. Moore

(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 One Thousand and No/100 -- Dollars (\$ 1,000.00) due and payable

with interest thereon from date at the rate of 5 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, located on the southeast side of the Jonesville Road, northeast of the Town of Simpsonville, adjoining lands of May Moore, and having according to a survey and plat made by C. C. Riddle, Surveyor, March 1955, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Jonesville Road, which said point is 200 feet from the center of the bridge over Horse Pen Creek, and running thence along center of Jonesville Road north 40-45 E. 196 feet to point in center of road; thence continuing along center of road N. 29-30 E. 169 feet to point in center of road; thence by an iron pin on bank 21.4 feet from center of road S. 52-51 E. 1205 feet from center of road to an iron pin on bank of Horse Pen Creek; thence with center of Horse Pen Creek as the line and by a traverse line as follows: S. 33-17 W. 86.8 feet; N. 17-30 W. 90.3 feet; S. 56-30 W. 135.2 feet; S. 16-30 W. 217.7 feet to iron pin on bank of creek; thence leaving creek N. 52-51 W. 1162 feet to a point in center of Jonesville Road; iron pin back on line 31.8 feet, this being the point of beginning, and being the same tract of land conveyed to the mortgagors by May Moore by her deed dated January 11, 1955, recorded in the Mortgage Book 516, Page 362, and the same tract conveyed to May Moore by Paul Alexander Moore et al by deed dated May 23, 1947, recorded in Mortgage Book 313, Page 113, R. M. C. Office, Greenville County.

This instrument is given as junior to a mortgage given the Farmers Bank of Simpsonville in the sum of \$3,000.00 and recorded in Book 843 at page 466 in the Greenville County R. M. C. Office.

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.

The Farmers

9-30-63
Simpsonville, S. C.
D. S. Bramlett Jr.

WITNESSES

Anna W. Hingler
Elizabeth B. Hingler