

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: J. L. Gooch

(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 Four Thousand and no/100

----- Dollars (\$ 4,000.00) due and payable

one year from date,

with interest thereon from date at the rate of _____ date _____ 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, in Austin Township, located on the western side of Standing Springs Road, and being shown as a tract of 22.71 acres by plat of J. L. Gooch, prepared by Carolina Engineering and Surveying Service dated January 6, 1962, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said road at the joint front corner of property now or formerly belonging to Chester W. Johnston and Ardith A. Johnston, and running thence along said property of Johnston, being also shown as 34.55 acres tract on above mentioned plat, N 76-36 W, 651.8 feet to an iron pin; thence continuing with said Johnston tract, N 23-00 W, 400 feet to an iron pin; thence continuing N 69-26 W, 217.9 feet to an iron pin; thence continuing with said Johnston Tract, N 75-41 W, 607.8 feet to point in center of branch; thence the branch, as a line, the meanderings of which are, N 6-0 E, 486.5 feet to a point, N 2-30 W, 273 feet to a point, N 52-45 E, 114 feet to a point; thence leaving said branch and running with property now or formerly of J. E. Baldwin Estate, S 52-0 E, 561 feet to a Maple; thence continuing with said Baldwin Estate, S 50-0 E, 264.5 feet to an old iron pin; thence continuing with said Baldwin Estate, S 50-00 W, 1166.4 feet to an iron pin in said Standing Springs Road; thence with said Standing Springs Road, S 16-29 W, 320.5 feet to the beginning corner.

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 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee (hereon, from and against the Mortgagor and all persons whomsoever lawfully claiming the same on any part thereof.

June 30, 1962
Paid in Full
The Farmers Bank of Simpsonville, Simpsonville, S. C.
Per: *[Signature]*
President - Cashier
Witness
[Signature]