

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Mary L. Bramlett

(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 One Thousand Five hundred and no/100

----- Dollars (\$ 1,500.00) due and payable
one year from date;

with interest, thereon from date at the rate of Six 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, being shown as 30.6 acres on plat of property of D. B. Verdin and D. L. Bramlett by C. O. Riddle, dated April, 1962, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of county road, which point is located N 24-15 W, 29.2 feet from an iron pin on the southern side of said county road and running thence S 24-15 E, 2451 feet to a point on Rocky Creek; thence with Rocky Creek, the traverse of which is N 28-45 E, 632 feet to an iron pin; thence continuing with the traverse of Rocky Creek, N 16-30 E, 260 feet to an iron pin; thence N 47-00 W, 594 feet to an iron pin; thence N 23-15 E, 479.3 feet to an old iron pin; thence N 7-00 W, 22.7 feet to an iron pin on the southern side of said road; thence with the center line of said road, the following metes and bounds, to-wit: S 75-20 W, 137.1 feet, S 80-09 W, 176.2 feet, S 83-47 W, 269.3 feet, N 86-47 W, 152.2 feet, N 74-16 W, 130 feet, N 63-02 W, 240 feet to a point in the center line of said county road, the beginning corner.

being the same property conveyed to the mortgagor herein by deed of D. L. Bramlett and D. B. Verdin to be recorded herewith.

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 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.