

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

896 291

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, T. J. Picklesimer and Ella J. Picklesimer

(hereinafter referred to as Mortgagor), is well and truly indebted unto Bank of Piedmont

(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

Three Thousand Seven Hundred Seven and 01/100 Dollars (\$ 3,707.01) due and payable

Payable on demand

with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-annually

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 Mortgagee 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, situate on the Southeast side of the Greenville

Piedmont Road (also known as S. Highway 20) near Grove Station, in Grove Township, Greenville County, S. C. containing 2.08 acres more or less and being a portion of the property shown on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book II, page 183 and having, according to a recent survey made by John C. Smith, Surveyor, December 23, 1957, recorded in the RMC Office for Greenville County, S. C. in Plat Book II, Page 184, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast edge of the Greenville-Piedmont Road and running thence S. 49-54 E. 335 feet to an iron pin on the Northwest edge of the right of way of the Piedmont and Northern Railroad; thence along the Northwest edge of right of way of the Piedmont and Northern Railroad, N. 32-36 E. 333 feet to an iron pin; thence N. 62 W. 150 feet to an iron pin; thence S. 73-30 W. thence along the Southeast edge of the Greenville Piedmont Road, S. 56-13 W. 249.6 feet to the beginning corner.

This is a portion of that property conveyed to the grantor herein by deed of Heleg Jones

Austin and others; dated May 31, 1955, recorded in the RMC Office for Greenville County, S. C. in Deed Book 531, page 127.

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 heretofore 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.