

DEC 28 1935

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: William (Bill) Heaton,

hereinafter referred to as Mortgagor, 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 Three Hundred and No/100

-----Dollars (\$ 4,300.00) due and payable
at the rate of \$145.00 per quarter

including
~~xxx~~ 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, on the Northeast side of Greenville-Laurens Road (also known as S. C. Hwy. No. 276) near the Town of Mauldin, in Austin Township, Greenville County, South Carolina, being designated as Lots 11, 12, 13, and 14 on plat of Property of Thomas B. Cooper made by W. J. Riddle, April, 1940, recorded in plat book T at page 277, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of the Greenville-Laurens Road at joint front corner of Lots 9 and 11, said pin being 500 feet in a south-easterly direction from a point where the northeast side of the above named Road intersects with the southeast side of a road leading in a northerly direction from the Greenville-Laurens Road to Poplar Springs Methodist Church, and running thence along the line of Lots 9 and 10, N. 51-24 E. 512 feet to an iron pin on the southwest edge of a proposed 40-foot road; thence along the southwest edge of said proposed 40-foot road, S. 33-36 E. 199.8 feet to an iron pin at corner of Lot 16; thence along the line of lots 15 and 16; S. 51-24 W. 475.4 feet to an iron pin on the northeast side of the Greenville-Laurens Road; thence along the northeast side of said Greenville-Laurens Road, N. 44-05 W. 200 feet to the beginning corner. This being the same property conveyed to me in deed book 420 at page 21.

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.

10-3-64

The Farmers Bank of Simpsonville, Simpsonville, S. C.

For: A. H. Bramlette Jr.

Witness

Archie W. Hughes
Edith D. Talbot

Albia Lammard
1935