

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: we, H. D. SLOAN and FAY H. SLOAN,

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 Three Thousand and No/100-----

-----Dollars (\$ 3,000.00) due and payable

due and payable at the rate of \$33.31 per month with payments to be applied first on interest, then to principal.

with interest thereon from date at the rate of six (6) per centum per annum to be paid: monthly

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 IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA IN BATES TOWNSHIP, SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF LOVE DRIVE AND BEING SHOWN AS LOT #1 AND A PORTION OF LOT #2 AS SHOWN ON PLAT OF PROPERTY OF A. L. HENDERSON, PREPARED BY W. P. MORRAH AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that certain piece, parcel, or lot of land in Greenville County, State of South Carolina in Bates Township, situate, lying and being on the northern side of Love Drive and being shown as Lot #1 and a portion of Lot #2 as shown on plat of property of A. L. Henderson, prepared by W. P. Morrah and having the following metes and bounds, to-wit:

BEGINNING at an iron pipe at corner of lot belonging to Barrett on the northern side of Love Drive and running thence with the northern side of Love Drive N. 61-38 E. 118 feet to iron pipe, corner of property now or formerly of E. A. England and running thence with said England property N. 29-55 W. 172 feet more or less; thence continuing with England property N. 60-16 E. 71.6 feet, more or less, to iron pipe on western side of Henderson Road; thence with the western side of Henderson Road in a northwesterly direction 100 feet, more or less, to point; thence S. 58-38 W. 141.5 feet; thence S. 27-15 E. 265 feet to the beginning corner, being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 538 at Page 218.

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.