

FILED  
GREENVILLE CO. S. C.

JAN 21 10 18 AM 1963

MORTGAGE OF REAL ESTATE

of Greenville County

OLLIE I. ARNO  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ted King

WHEREAS, I, Ted King of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Two thousand two hundred fifty and no/100 - - - - - Dollars (\$ 2,250.00 ) due and payable

on demand after date

with interest thereon from date at the rate of six 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 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, Oaklawn Township, lying and being about one-fourth mile from Pelzer, S. C., on the Pelzer-Greenville Road, and joining the property now or formerly owned by the followings: Hill, Rogers, Dickson, Campbell and others.

BEGINNING at an iron pin corner of the Hill lot, thence N. 29 1/2 W. 200 feet to iron pin corner of Hill, Rogers and Dickson property, thence along line of Dickson to the corner of Dickson and Campbell property, thence East along line of Campbell to point in center of Pelzer-Greenville Road, thence S. E. 62 feet to beginning corner.

Being a portion, piece, parcel or lot of land conveyed to T. M. Fennell by deed by J. B. Trotter the 12th day of March, 1927, Deed recorded in R. M. C. office, Greenville County in Vol. 180 at page 52 and Deed Book J page 26 of the County Auditors Office.

This being that same lot of land conveyed to me by T. M. Fennell by his deed dated September 6, 1946 and recorded in the office of the R. M. C. for Greenville County in Vol. 299, page 82.

This being that same lot of land conveyed to Ted King by Tom Edwards in their deed recorded along with this mortgage.

Together with all and singular rights, members, herditaments, 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 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.