

FEB 19 3 35 PM 1963

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE R. W. S.

WHEREAS, We, Virginia T. King & Ansel A. King

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens 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 Dollars (\$ 2,000.00 ) due and payable

One year after date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: 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, containing one and Fifty-Two one-hundredths (1.52) acres, more or less, and lying on the Western side of U. S. Highway No. 25, and being designated as Lot Number Four (4) on a Plat made by John C. Smith, Surveyor, dated July 23, 1962, duly recorded in the Office of the R. M. C. for Greenville County, S. C., in Plat Book RR, at page 78, and being more particularly described as follows: Beginning at the Southeastern corner of the lot herein being described, said corner lying on the Western side of said U. S. Highway No. 25, thence N. 82-50 W. 435 feet to a corner; thence N. 16-30 E. 152.1 feet to an iron pin corner; thence S. 86-03 E. 393.1 feet to an iron pin corner; thence along the Western side of said U S No. 25 S. 01-15 W. 173 feet to the point of beginning, and bounded on the North by Lot number 3, on the East by U. S. Highway No. 25, on the South by lands now or formerly of R. G. Darby; this being the same property conveyed to the mortgagors by deed of Oron O. Jones, Executor of the Last Will and Testament of J. B. Martin, of the County of Anderson, S. C., on the 10th day of January 1963, of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 714, Page 182.

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.

31 day August 64  
Citizens Bank  
W. B. [unclear]  
[unclear]