

APR 9 3 48 PM 1963

MORTGAGE OF REAL ESTATE

OLLIE FARMWORTH  
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jos. J. Vigodsky & Blumie Wolbe Vigodsky

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 FIVE THOUSAND AND NO/100 DOLLARS Dollars (\$ 5,000.00 ) due and payable

at the rate of Two Hundred Fifty Dollars per month, commencing May 1, 1963

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, with the following metes and bounds, to-wit:

BEGINNING at joint corner with lot of the W.E. McKnight Estate on Main Street, running thence in a Westerly direction 144 feet, more or less, to a 20 foot alley; thence in a Southerly direction 26 feet to the joint corner with lot of Stewart-Taylor; thence in an Easterly direction approximately 144 feet along the joint line of the lot being described herein and the Stewart-Taylor Lot to Main Street; thence in a northerly direction along Main Street approximately 26 feet to the W.E. McKnight Estate corner, the point of beginning, and being bounded on the East by Main Street, on the North by the W.E. McKnight Estate Lot, on the West by Alley, and on the South by Stewart Taylor building and lot. Said lot having thereon a two-story brick mercantile building of the approximate dimensions of 26 feet by 90 feet.

For a better description of this lot reference is made to a deed of J. W. Fowler to L.P. Armstrong and to a deed of J.A. Adams to L.P. Armstrong of record in the R.M.C. Office for Greenville County, S.C. in Vol. 19, Page 245 and Vol. 210, Page 264, respectively.

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 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.

Paid in Full 12/10/64

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

Per: W. B. Bremlette Jr.  
President - Cashier

Witness Ann W. Hughes

Edith R. Zahner

11 Dec 16 1964  
Ollie Farmworth  
R.M.C. 12/14 P. 16919