

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.

BOOK 918 PAGE 339

TO ALL WHOM THESE PRESENTS MAY CONCERN:
APR 10 9 40 AM 1963

WHEREAS, I, Broadus Sims, OLLIE FARNSWORTH R.M.C.
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,

(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 One Thousand Six Hundred

Dollars (\$ 1,600.00) due and payable
Eight Hundred (\$800.00) Dollars on April 8th, 1964, and the balance of Eight Hundred (\$800.00) Dollars on April 8th, 1965,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid annually in advance.

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, containing .31 acres according to a plat made for grantee by J. C. Hill, dated January 14th, 1960, to be recorded in the RMC Office for Greenville County, and being more fully described in accordance with said plat, to-wit:

Beginning at an iron pin on the eastern side of Markley Street 30 feet from the center of Southern Railroad track joint front corner with Bruce Oil Company and running thence along Bruce Oil Company property line N. 51-50 E. 112.9 feet, to an iron pin; thence running N. 64 W. 257 feet to an iron pin; thence running S. 50-30 W. 6 feet to an iron pin; thence running S. 40 E. 231 feet to an iron pin, being the point of beginning.

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 and satisfied this 11th day of October, 1965
Southern Bank and Trust Company
Greenville, South Carolina
By: Wheeler M. Shackleton
By: Earl Lewis

Honna H. Coker - Witness
Frans M. Miller - Witness

SATISFIED AND CANCELLED OF RECORD
10 DAY OF NOV. 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:18 O'CLOCK P. M. NO. 14367