

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 23 1 51 PM 1953

MORTGAGE OF REAL ESTATE

BOOK 919 PAGE 563

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John Lewis Armstrong

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens Bank (Fountain Inn, 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 - - - - -

Dollars (\$ 5,000.00) 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, Dunklin Township, located a short distance south of Fork Shoals, containing 146 acres, more or less, bounded on the north by Mrs. Barker and J. R. Armstrong, on the east by Mrs. King, on the south by the Bob Smith estate and on the west by J. R. Armstrong. This being the same property conveyed to the mortgagor by deed of Belton Sims, Jr., dated November 26, 1952, of record in the R.M., C. Office for Greenville County, S. C., in Deed Book 467, Page 304.

The within mortgaged property being composed principally of & probably entirely of several tracts of land conveyed to Belton Sims, Jr., by three deeds as follows: Deed from William M. Kellett dated January 2, 1912, recorded in Deed Book 44, Page 583; Deed from J. W. Gray Master dated January 5, 1914, recorded in Deed Book 14, page 168; Deed from J. W. Hunt, dated December 26, 1917 and recorded in Deed Book 54, Page 36.

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.