



WHEREAS, I, Nellie M. Nabors

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Four Hundred Ninety Five and No/100 -- Dollars (\$ 495.00 ) due and payable

six months after date

with interest thereon from date at the rate of seven per centum per annum, to be paid: Semi-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, Fairview Township, just outside the Town limits of the Town of Simpsonville and on the North side of Cox Street and being a portion of lots 7 and 8 on a plat of property of the C. F. Putnam, said plat being recorded in Plat Book "I" at page 114 and being more fully described as follows:

BEGINNING at an iron pin on the North side of Cox Street, joint corner with property of Barbrey and running thence along said property line N. 0-20 W. 228 feet to a point in the center of branch; thence along center of branch as the line S. 83-17 W. 64.5 feet to a point in center of branch and corner of property recently conveyed to L. J. Vaughn; thence along Vaughn line S. 7-23 W. 195 feet to an iron pin on Cox Street; thence along Cox Street S. 73-0 E. 91 feet to the beginning corner, and being a portion of the same property conveyed to Mrs. W. B. Nabors by Maude B. Richardson by deed recorded in Deed Book 248 at page 305, also a portion of the same property conveyed to Nellie M. Nabors by Maude B. Richardson by a quit Claim deed recorded in Deed Book 259 at page 182 in the Greenville County R. M. C. Office, The said Mrs. W. B. Nabors and Nellie M. Nabors being one and the same person.

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.