

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 12 2 08 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 928 PAGE 181

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

WHEREAS, We, W. Broadus Knight & Mabel T. Knight
(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 Ten Thousand Dollars (\$10,000.00) 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 Mortgagee'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 and in the Town of Fountain Inn, with the following metes and bounds, to-wit: Beginning at a point on the North side of Hellams Street, southwest corner of lot formerly belonging to Edward Shell Thackston, and running thence with the Thackston line in a Northwesterly direction four chains and thirty six links to J. B. Hughes Estate line; thence with the Hughes Estate line in a Southwesterly direction one chain and twenty eight links to line of lot of Mabel T. Knight, one of the mortgagors herein; thence with the line of the lot of the said Mabel T. Knight in a Southeasterly direction four chains and thirty six links to joint corner with said Mabel T. Knight lot on Hellams Street; thence along said Hellams Street in a Northeasterly direction one chain and twenty-eight links to the beginning corner, and bounded by lot formerly belonging to Edward Shell Thackston, lot of J. B. Hughes Estate, Lot of the said Mabel T. Knight and Hellams Street. The within mortgaged premises being the same as conveyed to the mortgagors by deed of Theron R. Jones on the 13th day of January, 1955, by deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 516, Page 242.

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.

The debt hereby secured is paid in full and the term of this mortgage is satisfied this 5 day of May 1964
Citizens Bank, Greenville, S.C.
By: W. D. Abner
Witness: W. B. [unclear]
Witness: Coyote [unclear]

5 May 1964
Ollie Farmer
3-27