

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, We, Cecil Elmo King and Lorena Grey King

(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 Twenty Six Hundred Seventy and 22/100 --

Dollars (\$ 2,670.22) due and payable

One year after date

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, Austin Township, located on the south side of the Mauldin-Pelham road about one mile east of Mauldin, adjoining lands of Jesse A. Fowler, Mrs. Ida Burdett et al, and being more fully described as follows:

BEGINNING at an iron pin in fork of road leading to Frank Austin's and the Pelham-Batesville Road; thence up said road S. 55 1/2 W. 366 feet to an iron pin in the middle of said road on the Burdette line; thence with the Burdett line S. 16 E. 770 feet to iron pin in branch; thence N. 54 3/4 E. 100 feet to bend; thence 49 3/4 E. 214 feet to White Oak; thence N. 33 E. 479 feet to iron pin in Frank Austin's road; thence up the road N. 62 3/4 W. 305 feet to bend; thence N. 47 1/2 W. 100 feet to bend; thence N. 25 W. 164 feet to the beginning corner, containing 8.15 acres more or less, LESS HOWEVER, a portion of the above land which is described as lots 1 thru 6 on a plat prepared by C. F. Webb, surveyor in July 1960, said lots being described in total as follows: BEGINNING at an iron pin on the south side of Pelham Road at intersection of West Bethel Road (Frank Austin Road) and running thence along Pelham Road S. 56-30 W. 300 feet to an iron pin; thence S. 15-15 E. 368.4 feet to an iron pin on proposed street; thence along said street N. 56-30 E. 215.2 feet to an iron pin; thence still along said street N. 40-23 E. 288.6 feet to an iron pin on the west side of West Bethel Road (Frank Austin Road); thence along said road N. 49-22 W. 281.9 feet to the beginning corner.

The above described tract was conveyed to Cecil Elmo King and Lorena Gray King by Jesse A. Fowler by deed recorded in Deed Book 391 at page 26 in the Greenville County R. M. C. Office, and it is the intention of this mortgage to cover all lands as conveyed in that deed with the exception of lots 1 thru 6 as described above.

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 12-3-65
The Farmers Bank of Simpsonville
Simpsonville S. C.
By: S. W. Hoott Jr.
Witnesses: Ann W. Hughes
Annie Mae Kelleth*

SATISFIED AND CANCELLED OF RECORD
31 DAY OF December 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 19440