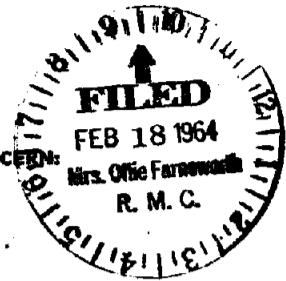


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:



BOOK 949 PAGE 311

WHEREAS, We, J. W. Garrison and Madelyn H. Garrison

(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 Three Thousand Eight Hundred and No/100 --
Dollars (\$ 3,800.00) due and payable

\$62.98 on the first day of March, 1964 and a like payment of \$62.98 on the first day of each succeeding month thereafter until paid in full, payment first to be applied to interest and balance to principal.

with interest thereon from date at the rate of 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, approximately two (2) miles west from the City of Simpsonville and containing 30.6 acres, and having according to a survey made by H. S. Brockman, surveyor, dated October 3, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of State Highway # 417 at the joint corner of property now or formerly belonging to J. P. Hipp and S. T. Holland and running thence across said Highway and through a County Road N. 32-00 W. 242 feet to an iron pin on the westerly side of said County Road; thence across said County Road and along the line of property of J. P. Hipp N. 62-30 E. 786.5 feet to an iron pin; thence along the line of the Knight property N. 46-30 W. 1310 feet to an iron pin on the westerly side of the said County Road; thence S. 30-00 W. 1021 feet to an iron pin near the bank of a branch; thence along the said branch to an iron pin in the said branch with the following courses and distances: S. 32-5 E. 57 feet; S. 19-00 E. 94 feet; S. 26-20 E. 142.7 feet; S. 83-45 E. 113 feet; S. 52-10 E. 158 feet; thence S. 42-11 W. 185 feet to an iron pin on the northeasterly side of a surfaced highway which leads to Highway No. 14; thence through approximately the center of the said highway to an iron pin in the said highway with the following courses and distances: S. 64-15 E. 100 feet; S. 51-41 E. 100 feet; S. 36-13 E. 300 feet; S. 39-49 E. 300 feet; and S. 46-01 E. 200 feet; thence around a chord in the approximate center of State Highway No. 417 above referred to, across a branch and in a chord to the point of beginning, with the following courses and distances: N. 33-01 W. 200 feet; N. 23-23 W. 100 feet; N. 3.50 W. 100 feet; N. 27-35 E. 100 feet; N. 50-05 E. 100 feet and N. 65-00 E. 136.5 feet.

This being the same property as conveyed to the mortgagors by deed of S. T. Holland dated August 10, 1950, and recorded in the R. M. C. Office for Greenville County in Deed Book 421, page 16.

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.

WITNESSED AND CANCELLED OF RECORD

DAY OF FEBRUARY 1964

R. M. C. FOR GREENVILLE COUNTY, S. C.

T. L. O'CONNOR, JR., Notary Public