

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
FEB 18 1964
Mrs. Offie Farneworth
R. M. C.
949 PAGE 315

WHEREAS, I, Louise B. Smith

(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 Twenty Six and No/100 -- Dollars (\$ 426.00) due and payable

Six months after date

with interest thereon from date at the rate of 7 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, Gantt Township, and being known and designated as Tract No. 1 on plat No. 2 of the property of E. W. Brown Estate by Woodward Engineering Co., February, 1957, and recorded in the R. M. C. Office for Greenville Co. in Plat Book 00, Page 319 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin, joint corner of Tracts 1 and 2, and running thence N. 72-25 E. 447 feet to an iron pin; thence S. 8-00 W. 646.8 feet to an iron pin; thence S. 19-00 E. 670 feet to an iron pin; thence S. 63-08 W. 69.1 feet to an iron pin; thence N. 69-58 W. 140.5 feet to an iron pin at joint corner of Tracts 1 and 2; thence along the eastern boundary of Tract No. 2, N. 3-51 E. 1124.6 feet to an iron pin at the beginning point. Said tract contains 9.00 acres, more or less. This being a portion of the property conveyed to E. W. Brown, deceased, by deed recorded in Deed Book 65 at Page 37. For Administration of Estate of E. W. Brown, deceased, see records in Probate Court in Apt. 704, File 8.

This is the same tract of land conveyed to mortgagor by E. Inman, Master by deed recorded in Deed Book 639 at page 432 in the Greenville County R. M. C. Office.

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.

The Farmers Bank of Simpsonville, S.C.
Mortgagee
Louise B. Smith
Mortgagor

RECORDED IN DEED BOOK 639 AT PAGE 432
R. M. C. GREENVILLE COUNTY, S. C.
AT 11:15 AM FEBRUARY 18, 1964