



WHEREAS, We, William Robert Mauldin and Ronnie Mauldin

(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 Twelve Hundred and No/100 --

Dollars (\$ 1200.00 ) due and payable

\$36.51 one month after date hereof and a like payment of \$36.51 on each succeeding month thereafter until paid in full with interest being figured from above payment first.

with interest thereon from date at the rate of six 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, situate, lying and being about four miles East of the Town of Simpsonville, on the Scuffletown and Ridge Roads, and containing thirty five (35) acres, more or less, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the Scuffletown and Ridge Roads and running thence S. 77½ W. 7.70 chains to the South side of Ridge Road; thence along the South side of Ridge Road, S. 75-00 W. 4.81 chains to a stone at the corner of property now or formerly of A. J. McKinney; thence S. 19½ E. 11.40 chains to a stone; thence S. 18½ E. 8.84 chains to a stone; thence N. 72½ E. 3.22 to a stone; thence S. 39½ E. 4.50 to a stone; thence N. ¼ E. 14.07 to a stone on the west side of the old road; thence N. 36 W. 19.37 chains to a stone in the old road; thence N. 30-00 W. 5.12 chains to the beginning corner, being the same tract of land conveyed to Mortgagors by Clarence C. McKinney and Estelle Knight by deed recorded in Deed Book 612 at page 133 in the Greenville County R. M. C. Office, and this mortgage is given as junior to a mortgage given the Farmers Bank of Simpsonville in the sum of \$5000.00 and recorded in Book 768 at page 214, 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.

*read in full June 26, 1964*  
The Farmers Bank of Simpsonville, Simpsonville, S.C.  
President - *[Signature]*

Witness  
*[Signature]*  
*[Signature]*

RECEIVED AND RECORDED OF RECORDS  
JUNE 26 1964  
GREENVILLE COUNTY, S.C.  
*[Signature]*