

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. G. C.
MORTGAGE OF REAL ESTATE BOOK 956 PAGE 99
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Charles A. Schultz and Mary O. Schultz

(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 Nine Hundred ----- Dollars (\$ 900.00) due and payable

one year from 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 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 on the South side of McCarter Road approximately one mile Southwest of the Town of Fountain Inn, and being the remaining portion of Lots 16 and 17, said lots delineated on a plat of the subdivision of the S. L. Coleman Estate prepared by J. D. Calmes, Surveyor, in September 1960, with the following metes and bounds to-wit:

Beginning at an iron pin in the Eastern edge of a 40' unnamed street that leads off said McCarter Road in a southerly direction into the property of the S. L. Coleman Estate, joint corner with the northern portion of Lot 17, and running thence along the eastern edge of said 40' street S. 8 - 40 W. 52.20' to a point; thence S. 6 - 19 E. 117.7' to a point at bend of said 40' street; thence S. 55 - 12 E. with curvature of said street 32.7' to a point; thence N. 75 - 36 E. 155' to an iron pin, joint corner of Lots 16 and 15; thence with the joint line of Lot No. 15 N. 5 - 05 W. 166.7' to an iron pin, being joint corner with the northern portion of Lot 16; thence along the joint line of the northern portion of said Lots Nos. 16 and 17 S. 75 - 36 W. 171' to the point of beginning. Being all the balance and remainder of said Lots Nos. 16 and 17. The northern portion of said Lots Nos. 16 and 17 herein referred to having been conveyed to Frank G. Brashier and Janie N. Brashier by deed of A. O. Neves on September 27, 1962, of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 710, Page 247. This being the same property this day conveyed by A. O. Neves to the Mortgagor to be recorded herewith.

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.

PAID IN FULL & SATISFIED, this 27 day of Feb. 1967

Southern Bank and Trust Company
Greenville, South Carolina

Ft. Lauderdale

By [Signature]

Witness [Signature]

SATISFIED AND CANCELLED OF RECORD

27 DAY OF Feb. 1967

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

AT 11 O'CLOCK P. M. NO. 2077