

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, LEWIS H. BALCOME,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FARMERS BANK OF SIMPSONVILLE, S. C.,

(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 EIGHT THOUSAND and NO/100-----

-----Dollars (\$8,000.00---) due and payable
one (1) year after date,

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, State of South Carolina, in Austin Township, known and designated as Lot #4 and a ten-foot strip of Lot #3 as shown by plat thereof recorded in Plat Book GG at Page 93 and having the following metes and bounds, to-wit:

BEGINNING at a point in center of Jones Mill Road (also known as Hunter Road) which point is located N. 5-30 W. 14 feet from iron pin on southern side of said road and running with said road N. 89-15 W. 157 feet to a point in center of said road in line of property this day conveyed by grantor to Glenn Thackston; thence with said Thackston line S. 0-35 W. 270.5 feet to an iron pin; thence S. 72-12 E. 200.5 feet, more or less, to iron pin in line of Lot #5; thence with line of Lot #5 N. 5-30 W. 331 feet to point in center of Jones Mill Road (also known as Hunter Road) the beginning corner.

Being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 678 at Page 231, plus a ten-foot strip recorded in Deed Volume 348 at Page 181.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

2122

*Paid in full
Aug. 17, 1964
The Farmers Bank of Simpsonville
Simpsonville, S.C.
By: D. L. Bramlett, Jr.
President
Witness:
Ann M. Hughes
Betty S. Chandler*

SATISFIED AND CANCELLED OF RECORD
18th DAY OF Aug. 1964
D. L. Bramlett
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:48 O'CLOCK A. M. NO. 5407