

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARMWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 380 PAGE 241

To All Whom These Presents May Concern:

Whereas: Verneler Sullivan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C., its successors and assigns,

(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 ONE THOUSAND and NO/100-----

-----Dollars (\$ 1,000.00 ) due and payable

at the rate of \$20.00 per month, to be applied first to interest, then principal,

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, in Grove Township, about 14 miles south of the City of Greenville, being a portion of Lot No. 3 on plat of Estate of Newton Sullivan made by W. J. Riddle, Surveyor, January, 1924, and having the following metes and bounds according to plat made by W. J. Riddle, Surveyor, August, 1951, and containing 3 acres, more or less:

BEGINNING at an iron pin on a County Road leading to Reedy Fork Church, at Garrison's corner, and running thence with Garrison line N. 14-30 W. 664 feet to iron pin; thence still with Garrison line S. 63-45 E. 199.3 feet to iron pin; thence with other land of the grantor S. 14-30 E. 675.5 feet to iron pin on said County Road; thence with said Road N. 60-20 E. 203 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 443 at Page 434.

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.

2147

Alpha National Bank  
PAID IN FULL, DATE Jan. 30, 1964

The Farmers Bank of Simpsonville  
Simpsonville, S. C.

Per [Signature]  
President

Witness [Signature]  
[Signature]

SATISFIED AND CANCELLED OF RECORD  
7 DAY OF March 1964  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:00 O'CLOCK P. M. NO. 21056