

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

BOOK 1022 PAGE 165

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Clyde C. Hughes and Betty Joyce Hughes

(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 Three Thousand Seventeen and 88/100 --

Dollars (\$ 3,017.88) due and payable

at the rate of \$60.00 per month beginning one month after date hereof with interest being figured first from payment and balance to apply on 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 Fairview Township and having according to a recent survey and plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwest corner of intersection of Log Shoals Road and Mauldin Road; thence with Log Shoals Road N. 55-11 W. 129.8 feet; thence still with said road N. 65-48 W. 145.1 feet; thence still with said road; N. 65-53 W. 106.6 feet; thence continuing with said road, N. 70-11 W. 92.7 feet; thence continuing with said road N. 77-48 W. 87.5 feet; thence N. 12-00 E. 738 feet to an iron pin; thence S. 77-00 E. 788.8 feet to a point in Mauldin Road; thence with said Mauldin Road the following metes and bounds: S. 48-41 W. 64 feet to an iron pin; S. 57-33 W. 199.1 feet to an iron pin; S. 53-49 W. 262.7 feet to an iron pin; S. 13-55 W. 255.6 feet to an iron pin; S. 18-41 E. 244.9 feet to the beginning corner, and containing ten acres more or less, and being the same property conveyed to mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 589 at page 227.

Together with all and singular rights, members, hereditaments, 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.

Oct 1, 1970

*Peoples National Bank
Simpsonville, S.C.*

*Successor to Farmers Bank of
Simpsonville.*

By: S. W. Hiott, Jr.

Authorized Signature

Vice Pres.

Witnesses

Anne W. Hughes

Linda R. Keesley.

SATISFIED AND CANCELLED ON RECORD

1st DAY OF *October* 1970

Ollie Farnsworth

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

AT *1:23* O'CLOCK *P.M.* TO. *7815*