

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 29 4 05 PM 1966

BOOK 1036 PAGE 641

MORTGAGE OF REAL ESTATE

OLLIE FARNWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Van Buren Parker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

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

one year from date

with interest thereon from date at the rate of 7 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 the Georgia Road about four and one-half miles East of the Town of Simpsonville, South Carolina, containing 16.82 acres, more or less, as shown by plat of property of H. C. Hamby, prepared by W. J. Riddle, Surveyor, April 12, 1935, and having, according to said plat and survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Georgia Road at Hipp's Corner and running thence with said Road, S. 65-35 W. 1.70 chains to a bend; thence S. 89-00 W. 3.41 chains to a bend; thence S. 80-18 W. 3.43 chains to an iron pin in fork of roads; thence with road leading to Fountain Inn, South Carolina, S. 6-30 W. 12.66 chains to an iron pin; thence along line of property of W. T. Jones S. 70-30 E. 9.50 chains to an iron pin; thence N. 79-00 E. 4.74 chains to an iron pin; thence along line of Hipp's property, N. 13-8 W. 16.57 chains to the beginning corner.

The above is the identical property conveyed to the Mortgagor by deed of H. C. Hamby, dated July 7, 1947, which deed is duly recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 315 at Page 2.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 438

SATISFIED AND CANCELLED OF RECORD

23 DAY OF May 1972
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:10 O'CLOCK A. M. NO. 31601

See Return See R. & M. Book 1036 Page 25