

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1039 PAGE 97

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bennie Pearl Knight

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 Five Hundred Forty-two and 40/100--

Dollars (\$ 542.40) due and payable

in installments of \$45.20 each starting 10-1-66

with interest thereon from date at the rate of 7% per centum per annum, to be paid: Annually-In Advance

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

All that certain piece, parcel or tract of land, lying and being in Fairview Township, Greenville County, State of South Carolina, adjoining property of Standing Springs Baptist Church, W. A. Knight and other lands of Grantors, and having according to a survey and plat made by R. B. Bruce, Surveyor in May 1960, the following meter and bounds, to-Wit:

BEGINNING at an iron pin on line of property of Standing Springs Church and running along said Church line S. 84-30 E. 74.0 feet to an iron pin; thence still along Church line N. 21-09 E. 685.4 feet to a point in the Standing Spring Branch; thence down the meanders of said branch S. 4^o-11 E. 103.0 feet to a bend; thence still in branch S. 51-21 E. 123.7 feet to a bend; thence still in branch S. 27-23 E. 196.1 feet to point in branch; thence S. 48-07 W. 861.8 feet to an iron pin on Knight line; thence N. 14-32 E. 265.7 feet to the beginning corner, and containing Four and five hundredths (4.05) acres more or less, and being a portion of the same property conveyed to John H. Abercrombie and Kate Abercrombie by deed from Homer L. Springfield and Elise Springfield recorded in Deed Book 267 at page 306 in the Greenville County R. M. C. Office.

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, DATE 6-1-67

The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per S. W. Hiott Jr.
President - Cashier

Witness Ann W. Hughes
Linda Keesley

SATISFIED AND CANCELLED BY RECORDS

17 DAY OF August 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:45 O'CLOCK A. NO. 5259