

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
OLLIE FARNSWORTH
R.M.C. **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: William D. Brooks and Mary P. Brooks

(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 TWO THOUSAND and NO/100-----

one (1) year from date, Dollars (\$ 2,000.00) due and payable

with interest thereon from date at the rate of seven per centum per annum to be paid: quarterly.

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, on the Neely Ferry Road, bounded by lands now or formerly owned by Tom Goldsmith on the north, Neely Ferry Road on the east, Carrie Richardson on the south and west, and having, according to plat prepared by W. J. Riddle, September, 1947, the following metes and bounds, to-wit:

BEGINNING on the Neely Ferry Road on the line of property now or formerly of Carrie Richardson and running thence along said road, N. 0-45 E. 474 feet to a bend therein; thence continuing along the road, N. 7-55 W. 366 feet to corner of property now or formerly of Tom Goldsmith; thence due west, 824 feet to a stone on property now or formerly of R. L. Richardson; thence due south, 297 feet to a corner; thence S. 78 W. 240 feet to a stake; thence due south 112 feet to a stake; thence S. 79 E. 374 feet to corner near spring on branch; thence along said branch as a line with a traverse call of S. 56-30 E. 593 feet to white oak; thence N. 84-30 E. 241 feet to the beginning corner, and containing 14.83 acres, more or less.

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.

Paid and Satisfied in Full this
the 7 day of November 1967

THE PEOPLES NATIONAL BANK Formerly Farmers Bank of Simpsonville

Simpsonville Greenville, South Carolina
D. L. Bramlett Jr. Pres.
Cashier

Witness Elizabeth B. Hughes
Ann W. Hughes

SATISFIED AND CANCELLED OF RECORD
16 DAY OF Nov. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 O'CLOCK P M. NO. 14258