

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NOV 1 12 47 PM 1965

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

BOOK 1043 PAGE 591

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. A. FORTNER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
SOUTHERN BANK-AND TRUST-COMPANY, a Corporation,

(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 AND NO/100----- Dollars (\$ 3,000.00---) due and payable

One Hundred Dollars (\$100.00) on the 15th day of December, 1966, and  
One Hundred Dollars (\$100.00) on the 15th day of each month thereafter  
until paid in full, with the total balance due One (1) year from the date  
hereof, (7%)

with interest thereon from date at the rate of seven/ 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, containing 1.62 acres, and, according to plat made by C. C. Jones, Eng., January 18, 1961, having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern intersection of Lake Drive with Hunts Bridge Road, and running thence with Hunts Bridge Road, N. 13-56 W. 100 feet; thence S. 88-34 W. 492.5 feet; thence S. 29-15 W. 85.5 feet to an iron pin on the north side of Lake Drive; thence with Lake Drive the following courses and distances, to wit: S. 43-46 E. 68.3 feet; S. 67-36 E. 64 feet; N. 88-34 E. 320.1 feet; N. 78-04 E. 59 feet; N. 67-31 E. 116 feet to the point of beginning, and being the same property conveyed to J. A. Fortner by James I. Walker recorded January 24, 1961, in Book 667, at page 77, in the R. M. C. Office for Greenville County, South Carolina.

ALSO, all that certain tract of land located on the western side of Hunts Bridge Road, Berea Community, Greenville County, State of South Carolina, being more particularly described as follows:

BEGINNING at an iron pin on the western side of Hunts Bridge Road at the corner of the property in question and that owned by J. A. Fortner and running thence in a westernly direction 368 feet to an iron pin; running thence S. 29-15 W. 205 feet to an iron pin; thence N. 88-34 E. 492.5 feet to an iron pin on the western side of Hunts Bridge Road; thence with the western side of Hunts Bridge Road N. 13-15 W. 124 feet to an iron pin, the point of beginning.

This is the same property conveyed to J. A. Fortner by E. Inman, Master in Equity, by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 688, at Page 38.

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 & SATISFIED, this 26 day of Jan. 1968

Southern Bank and Trust Company  
Greenville, South Carolina

Geo. P. Henck V. Pres.

By Thomas G. Vandiver Pres.

Witness Nancy B. Hooper

Meta B. Stowe

SATISFIED AND CANCELLED OF RECORD

26 DAY OF Jan. 1968

Ollie Farnsworth

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

AT 11:34 O'CLOCK A. M. NO. 19985