

FEB 21 2 22 PM 1967

BOOK 1050 PAGE 479

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, I, J. R. Sims

(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 Four Thousand - - - - - Dollars (\$ 4,000.00 ) due and payable

One year after 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, Dunklin Township, containing 36.24 acres, more or less, according to a plat prepared by F. E. Ragsdale, Surveyor, January 25, 1967, and being known and designated on said Plat as Tract No. 1, said plat of record in Plat Book PPP, Page 75 in the R. M. C. Office for Greenville County, S. C. Being the same tract of land conveyed to the mortgagor by deed of Frank Austin, et al on the 3rd day of February, 1967, of record in said R. M. C. Office in Deed Book 813, Page 263, bounded by Tract No. 2 as shown on said plat, owned by Etta Mae Gray, lands of Lou Steward, S. G. Vance Estate, Ellison Creek, lands of Tankersley and the Cobb Road.

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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

9 of June 1971  
Southern Bank & Trust Co.  
Fountain Inn S.C.

By: H. B. Parsons V. Pres.

Witness: Anne L. Northey

Witness: Alice Jane Thomason

SATISFIED AND CANCELLED OF RECORD

11 DAY OF June 1971  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:49 O'CLOCK a. M. NO. 30164