

STATE OF SOUTH CAROLINA

APR 21 2 20 PM 1967

COUNTY OF Greenville & Laurens

OLLIE EARNSWORTH

MORTGAGE OF REAL ESTATE

BOOK 1055 PAGE 411

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mary K. Templeton

(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 Ten Thousand Five Hundred - - - - -

Dollars (\$ 10,500.00) due and payable

One Year after date

with interest thereon from date at the rate of 6 1/2 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 and in the corporate limits of the Town of Fountain Inn, known and designated as Lot No. 14 on a Plat of the W. H. Phillips, Sr., and W. E. Harrison subdivision, said Plat prepared by H. L. Dunahoo, Surveyor, March 9 and 10, 1953, and being of record in the R. M. C. Office for Greenville County, S. C., in Plat Book FF, Page 52 & 53. Said Lot fronting on Garrett Street 100 feet, running back a depth of 212 feet N. 49-00 E. along joint line of Lot No. 15, and being 100 feet wide in the rear, bounded by said Garrett Street, Lots Nos. 15, 13, 1, 2, 3, 4 and 5. Being the same lot of land this day conveyed to the mortgagor to be recorded.

Also all that other piece, parcel or tract of land lying, being and situate in the County of Laurens, State of South Carolina, Dials Township, containing thirty-three (33) acres, more or less, according to a plat and survey made by W. J. Riddle, Surveyor, in August 1947, being bounded by Durbin Creek, lands of M. O. McGee, J. F. Sloan Estate lands and others. Being the same tract of land conveyed to the mortgagor by deed of R. G. Scruggs and Lillian S. Scruggs, said deed of record in the Office of the Clerk of Court for Laurens County, S. C., in Deed Book 97, Page 165, said deed bearing date of June 2, 1949. Reference to said Plat and said deed being made for a better description as to lines, corners, distances, etc. Reference is also made to a deed from the said R. G. Scruggs and Lillian S. Scruggs to Ethel S. Fridmore of record in said Clerk's Office in Deed Book 93, Page 347, said deed conveying one-half acre, more or less, out of the original thirty-three, acres more or less.

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 17 PAGE 432

SATISFIED AND CANCELLED OF RECORD 9 DAY OF 12 19 67 Dannie S. Tankersley R. M. C. FOR GREENVILLE COUNTY, S. C. AT 7:51 O'CLOCK 2. M. NO. 151