

MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

JUN 1 9 52 AM 1969

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: E. P. Pearson and Arie Pearson,

(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 Five Thousand and No/100-----
Dollars (\$5,000.00) due and payable

at the rate of \$58.10 per month, payments to be applied first to interest, then to principal,

with interest thereon from date at the rate of seven (7) per centum per annum to be paid: monthly.

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 Butler Township, on the Anderson Bridge Road and on Peters Creek and being a portion of the land conveyed to F. B. Massingale by E. Inman, Master, and being known as a part of the lands owned by T. R. Cox at the time of his death. Said tract of land contains 39.95 acres, more or less, and is described as follows:

BEGINNING at the fork or intersection of the Anderson Bridge Road and a county road crossing or intersection at approximately right angles and running thence along said county road, N. 15-30 W. 657.8 feet to bend in road; thence N. 41-10 W. 363 feet to another bend; thence N. 24-15 W. 280 feet to bend; thence N. 78-25 W. 113 feet to bend; thence S. 51-15 W. 126.6 feet to a bend; thence N. 17-15 W. 165 feet to point where said road crosses Peters Creek; thence along Peters Creek as a line, S. 69-45 W. 123 feet to bend; thence N. 65-30 W. 444 feet to corner; thence leaving the creek and running thence S. 4-05 W. 1230 feet to corner on Anderson Bridge Road; thence along Anderson Bridge Road, S. 82-30 E. 1693 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed recorded in the RMC Office for Greenville County in Deed Volume 291 at Page 205.

LESS, HOWEVER, four acres, more or less, located on the said road and being 420 feet square conveyed in Deed Volume 817 at Page 94.

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 6 day of Jan. 1969

THE PEOPLES NATIONAL BANK

Successor to Farmers Bank

Greenville, South Carolina

S. W. Hoott Jr. Pres. Cashier

Witness Ann W. Hughes
Elizabeth O. Hughes

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Jan. 1969

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

AT 10:54 O'CLOCK A. M. NO. 15904