

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 22 4 15 PM 1967
CLLIE FAIRMONT

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Kathleen Sims Gantt, same as Kathleen L. Sims,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, S. C., its successors or assigns,

(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 EIGHT THOUSAND THREE HUNDRED and NO/100---

Dollars (\$ 8,300.00) due and payable

at the rate of \$96.38 per month, applied first to interest, balance to principal,

with interest thereon from date at the rate of seven 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 Austin Township, in or near the Town of Mauldin, and having, according to plat of property of Mrs. W. T. Sims prepared by C. C. Jones dated April 6, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is located N. 59-20 E. 625 feet from line, shown as being N. 31-30 W. 408.6 feet and running thence N. 74-59 E. 272.8 feet to iron pin; thence N. 9-59 E. 88 feet to iron pin; thence N. 38-26 W. 30.1 feet to iron pin; thence N. 66-31 W. 157.1 feet to iron pin; thence S. 82-20 W. 151.5 feet to iron pin; thence S. 8-45 E. 226 feet to iron pin, the beginning corner, being a portion of the same property conveyed to W. T. Sims and Kathleen Sims by deed recorded in Deed Volume 472 at Page 122, W. T. Sims having died December 11, 1955, and having, by Will, left his entire estate to his wife, Kathleen Sims, said portion containing 1.25 acres.

EXCEPT, however, those two small pieces of property conveyed to Arthur Wallace, et al., in Deed Volume 783 at Page 263.

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.

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FILED
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CLLIE FAIRMONT
THE PEOPLES NATIONAL BANK
Simpsonville, Greenville, South Carolina
D. L. Bramlette, Jr. Pres.
Ann W. Hughes
Linda Keesley

SATISFIED AND CANCELLED OF RECORD
1 DAY OF Dec. 1967
CLLIE FAIRMONT
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:47 O'CLOCK P. M. NO. 12510