

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1082 PAGE 499

MORTGAGE OF REAL ESTATE

JAN 26 2 15 PM 1968

TO WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNBORTH

WHEREAS, Empire Lodge # 213 A. F. M., Inc., by its duly authorized Officers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank,
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 Ten Thousand and No/100 -- (10,000.00) Dollars (\$ 10,000.00) due and payable.

One Thousand (1,000.00) Dollars shall be payable toward the principal on 12/29, 1968 and a like amount on 12/29 of each year succeeding until the full amount hereof is paid in full.

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: quarterly

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, Town of Mauldin, on the Southeastern side of Whatley Circle, and being all of Lot No. 11 and the Northern portions of Lots 12 and 13, which complete lots are shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book M, at page 135, and having the following metes and bounds:

BEGINNING at an iron pin on the Southeast side of Whatley Circle, joint corner with lots 10 and 11, and running thence S. 43-30 E. 433 feet to iron pin; thence S. 35-30 W. 101 feet to iron pin; thence N. 43-30 W. 199.4 feet to iron pin; thence turning and running across lots 12 and 13, 294 feet, more or less, to an iron pin on the edge of Lot 13; thence along the edge of Lot 13, N. 49-0 W. 303 feet to iron pin; thence N. 58-0 W. 62.2 feet to iron pin on Whatley Circle; thence along Whatley Circle, N. 51-30 E. 376.4 feet to iron pin; thence N. 46-0 E. 50 feet to iron pin, being the point of beginning.

This is the same property as conveyed to mortgagor by deed of L. A. Kellett dated May 10, 1966, recorded in the R. M. C. Office for Greenville County in Deed Book 798 at page 185, and this instrument is given in addition to a mortgage given the said bank by the Empire Lodge # 213, A. F. M. in the sum of \$35,000.00 and recorded in Mortgage Book 1057 at page 295 in the Greenville County R. M. C. Office. It is agreed that these mortgages shall be equal in rank and a breach or default under either mortgage shall constitute a breach of both and justify foreclosure of both.

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 27 PAGE 733

SATISFIED AND CANCELLED OF RECORD
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:50 O'CLOCK A. M. NO. 17121