

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NEW 7 2

BOOK 1091 PAGE 603

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Jakie C. Spearman and Shirley K. Spearman, of Greenville County

WHEREAS, We, Jakie C. Spearman and Shirley K. Spearman

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Two thousand & 00/100- - - - - Dollars (\$ 2,000.00) due and payable on demand

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-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, OakLawn Township, known and designated as

Lot No. 3 on a plat made by John C. Smith, Surveyor, November 6, 1958, recorded in R. M. C. Office for Greenville County in Plat Book 00, at page 169, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at a nail in the center of road and running thence with the joint line of Lot No. 2 N. 30-45 E. 144.9 feet to an iron pin; thence S. 40-30 E. 95.6 feet to an iron pin, thence S. 38-30 W. 134.1 feet thru an iron pin to a nail in the center of said road; thence with the center of said Road N. 48-52 W. 73.8 feet to the point of beginning. The right, title and interest of the grantors is derived from that conveyance of W. H. King to J. Lewis King, recorded in Deed Book 221, at page 285, and this deed conveys all the right, title and interest that the grantors have in the above described property by virtue of the conveyance to J. Lewis King. This conveyance is made for the purpose of confirming the title conveyed to the grantees by the deed of J. Lewis King recorded in Deed Book 611, at page 132, the said Shirley K. Spearman being our sister.

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 ...

SATISFIED AND RECORDED OF RECORDS ...