

FILED
GREENVILLE CO. S. C.

BOOK 1096 PAGE 367

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 14 01 PM 1968

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS,

WE, WALTER W. GOLDSMITH & SARAH S. GOLDSMITH

(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 Twenty Thousand and No/100-----

Dollars (\$ 20,000.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of 7 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 piece, parcel or lot of land together with buildings and improvements situate, lying and being on the Western side of Keith Drive near South Pleasantburg Drive, in the City of Greenville, Greenville County, South Carolina, being shown as a portion of Property on a Plat entitled "Property of Walter W. Goldsmith & Associates" made by Dalton & Neves, Engineers, dated May, 1947, and revised by C. C. Jones, Engineer, on July 21, 1947, and recorded in the RMC Office for Greenville County, S. C., in Plat Book W, page 2, and having according to a more recent plat thereof made by Carolina Engineering & Surveying Company dated June 27, 1968, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Keith Drive, said iron pin being located 305 feet South of the Southwestern intersection of Keith Drive with S. C. Highway No. 291 (South Pleasantburg Drive) and running thence along the Western side of Keith Drive, S. 15-38 E., 81.6 feet to an iron pin and S. 20-02 E., 80 feet to an iron pin; thence leaving Keith Drive and running S. 42-11 W., 148 feet to an iron pin; thence along the line of other property owned by the Mortgagors herein, N. 47-49 W., 140 feet to an iron pin; thence continuing along the line of other property owned by the Mortgagors, N. 42-11 E., 229 feet to an iron pin, the beginning corner, being a part of the property conveyed to Walter W. Goldsmith by deed of E. Inman, Master, recorded in the RMC Office for Greenville County, S. C., in Deed Book 310, page 347.

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.

PAID IN FULL & SATISFIED, this 6 day of Nov. 1968

Southern Bank and Trust Company
Greenville, South Carolina

Walter W. Goldsmith V. Pres.

By Henry S. Sullivan II asst. V. Pres.

Witness Meta G. Stowe
Loris B. Landrum

SATISFIED AND CANCELLED OF RECORD
10 DAY OF Nov. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:42 O'CLOCK A. M. NO. 11080