

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1101 PAGE 61

Loftis of Greenville County

MORTGAGE OF REAL ESTATE

I, Archie D.

Mrs. C. E. Farnsworth TO ALL WHOM THESE PRESENTS MAY CONCERN
R. M. C.

WHEREAS, I, Archie D. Loftis of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Williamston, 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 hundred eighteen and 58/100 - - - - - Dollars (\$ 518.58) due and payable

in monthly installments of \$25.00 each beginning Sept, 16, 1968 and continuing for eleven months with a final installment of \$243.58 due Aug. 16, 1969

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, more particularly described as follows: BEGINNING at an iron pin, corner of property of Montz Loftis, and running thence N. 65-45 W. 1312.1 feet to a point; thence S. 23-00 W. 537.9 feet to a point; thence S. 61-15 E. 1331.0 feet to corner of property of Wilson J. and Lucille L. Stanton; thence with said Stanton property line N. 28-19 E. 720 feet to the beginning corner, and containing about 15 acres, more or less. This being the same lot of land, conveyed to me by Lucille Stanton & Montez Loftis by deed dated Dec. 19, 1959 recorded in the office of the R.M.C. office for Greenville County in Book 641 at page 645.

BEGINNING at an iron pin in line of Roger Brown property, and running thence N. 29-05 E. 368 feet to an iron pin corner of Montez Loftis property; thence with line of said Loftis property N. 52-35 W. 969.5 feet to an iron pin line of property of Archie D. Loftis; thence with line of said Archie D. Loftis property S. 28-19 W. 470 feet to a point in line of said Archie D. Loftis property, thence with said Loftis property line S. 61-15 E. 961 feet to the beginning corner, containing 9.28 acres, more or less, and being the said property described as Tract No. 2 in deed from Archie D. Loftis and Montez Loftis to us and recorded in the R.M.C. office for Greenville County in Deed Book 641 at page 466.

This being the same lot of land conveyed to me by Archie D. Loftis by deed dated August 13, 1960 recorded in office of R.M.C. for Greenville County in Book 669 at page 42.

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.

RECORDED AND CANCELLED OF RECORD

22 DAY OF October 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:53 O'CLOCK A. M. NO. 11682

FOR SATISFACTION TO THIS MORTGAGE SEE
R. E. M. BOOK 3 PAGE 245