

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 26 3 12 PM '69

OLLIE FARNSWORTH
R. M. O.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, W. A. Patton and Sara Dell Patton,
(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 Forty-Two Thousand and No/100- - - - - Dollars (\$ 42,000.00) due and payable one year from date

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: 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, on the Southeastern side of S. C. Highway No. 86 in the Town of Piedmont, and having, according to a plat prepared by Dalton and Neves, Engineers, dated April, 1967, entitled "Property of J. P. Stevens and Co., Inc., Greenville Co., S. C." and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XXX at Page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of S. C. Highway No. 86, which iron pin is located 161 feet in a Northeasterly direction from the Southeastern corner of the intersection of Front Street and S.C. Highway No. 86, and running thence with the line of other property of J. P. Stevens & Co., Inc. S. 27-54 E. 180 feet to a nail and cap; thence continuing with the line of property of J. P. Stevens & Co., Inc. N. 60-31 E. 62.5 feet to an iron pin in the line of Lot No. 69; thence with the line of Lot No. 69 N. 12-02 E. 27 feet to an iron pin at the joint corner of the premises herein described and property of J. P. Stevens & Co., Inc.; thence with the line of J. P. Stevens & Co., Inc. N. 27-54 W. 164.2 feet to an iron pin on the Southeastern side of S. C. Highway No. 86; thence with the Southeastern side of S. C. Highway No. 86 S. 57-51 W. 80 feet to the point of beginning.

The above lot was conveyed to the Mortgagors herein by deed of J. P. Stevens & Co., Inc. dated February 2, 1968, and is recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 838 Page 3. The conveyance was made subject to easements for an electric line, a six inch sanitary sewer, and a fifteen inch concrete drain as shown on the plat referred to hereinabove.

Together with all the right, title, and interest of the mortgagors herein, if any, in and to that portion of South Carolina Highway No. 86 lying Southeast of the center line of said highway and adjoining the lot hereinabove described on the Northwestern side thereof, subject to the right-of-way of the South Carolina Highway Department for said highway.

This being the same lot of land upon which has been erected a modern Post Office building occupied by the U. S. Post Office at Piedmont, S/ C.

Together with all and singular rights, members, hereditaments, 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 if 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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

4th of February 1971
Southern Bank & Trust Co.
Fountain Inn S.C.

By: Daniel W. Thomason act. Cashier

Witness: Anne L. Worthen
Witness: Frances B. Chisney

SATISFIED AND CANCELLED OF RECORD,
8 DAY OF Feb. 1971

Ollie Farnsworth
R. M. O. FOR GREENVILLE COUNTY, S. C.

AT 1:15 O'CLOCK P. M. NO. 19301