

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH   
 R. M. C.   
 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, we, Mable C. Folk and Nancy J. Freeman

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, 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

Twenty Thousand and No/100----- Dollars (\$ 20,000.00 ) due and payable

\$6,666.67 on principal one year from date, and thereafter payable \$6,666.67 on principal two years from date, with the balance due and payable three years from date; with the privilege to anticipate payment at any time,

with interest thereon from date at the rate of seven 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, on the Northerly side of Rutherford Road, containing 58-1/2 acres, more or less, and having the following metes and bounds:

BEGINNING at an iron pin on the Rutherford Road, corner of the Pleasant View School House lot, and runs thence N. 15-3/4 W. 3.18 chains to a stone; thence N. 27-3/5 W. 9.77 chains to a stone; thence N. 75-1/2 W. 7.00 chains to a stone on the Taylors Branch; thence down said branch about 18.30 chains; thence in a straight line to a stone on Enoree River 13.50 chains to a corner in river; thence S. 38 W. 1.65 chains to a stone; thence S. 40 E. 9.10 chains to a white oak; thence S. 55-1/2 E. 3.25 chains to a maple; thence S. 24 E. 4.75 chains to a pin; thence S. 30-1/2 E. 3.28 chains to a maple; thence S. 23-1/2 E. 2.65 chains to red oak; thence S. 34-1/2 E. 2.80 chains to white oak; thence S. 55-1/4 W. 3.16 chains to a stone; thence S. 34-3/4 E. 2.64 chains to a stone in New Rutherford Road where S. L. Jones line crosses said road; thence up said road 19.30 chains to the beginning, containing 58-1/2 acres, more or less.

ALSO: All that certain piece, parcel or tract of land containing 1 acre, more or less, situate, lying and being on the Northerly side of Rutherford Road in the County of Greenville, State of South Carolina, adjoining the premises hereinabove described and having the following metes and bounds:

BEGINNING at a stone on the edge of the right of way for a public road near the Southwest side of a bridge on Rutherford Road and running thence N. 34-1/2 W. 3.5 chains, more or less, to a white oak near the pond; thence S. 55-1/2 W. 3.17 chains, more or less, to a stone; thence S. 34-1/2 E. 3.5 chains to a stone; thence N. 55-1/2 E. 3.17 chains to the point of beginning.

The above is the same property conveyed to the Mortgagors by deed of Esther M. Bryant, et al, recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.