

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE, S. C.

FEB 16 12 45 PM '71

BOOK 1181 PAGE 65

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH, WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS R. H. Leggett

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank & Trust Company, 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

Eleven Thousand and no/100 Dollars (\$ 11,000.00) due and payable

in full 60 days after date

with interest thereon from date at the rate of 8 per centum per annum, to be paid: 60 days after date

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, in or near the Town of Simpsonville, containing 2 1/4 acres, more or less, and being described as follows in accordance with a plat entitled Property of R. H. Leggett, prepared by C. O. Riddle, Surveyor dated August, 1970:

Beginning at a point on the line of property of Ben Maynard, which point is located S 0-53 W, 136.1 feet from the joint front corner of property of Ben Maynard and property of Tommy Nelson Boyce, et al., and running thence along the line of said Maynard property, S 0-53 W, 162.9 feet to an iron pin on the line of said Maynard property; thence continuing along the line of said Maynard property S 9-30 W, 535 feet to a point in the center of a creek; thence with the center of said creek as the line (the traverse line being S 51-53 W, 57.2 feet, N 37-11 W, 60.3 feet; S 81-16 W, 59.3 feet); thence crossing an iron pin on the northerly bank of said creek, N 8-30 E, 357.9 feet to an iron pin; thence N 3-12 E, 95.2 feet to an iron pin; thence N 0-32 W, 242.2 feet to an iron pin; thence N 0-18 E, 123.8 feet to an iron pin on the southerly edge of Georgia Road; thence along the edge of said road, N 87-48 E, 25 feet to a point; thence S 0-15 W, 136 feet to a point; thence N 87-48 E, 150.4 feet to the point of beginning.

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 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 22 day of March 1971.

Southern Bank and Trust Company
Greenville, South Carolina

Donna H. Goker
asst. cashier

By Kenneth S. Sullivan II *asst. v.p.*

Witness Nancy Watts

Marta G. Stowe

SATISFIED AND CANCELLED OF RECORD

22 DAY OF March 1971

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

AT 1:59 O'CLOCK P. M. NO. 21919