

HORTON, DRAWDY, DILLARD, MARENGO, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

FEB 22 9 50 AM '71

OLLIE FARNSWORTH  
R. M. C.

BOOK 1181 PAGE 379

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James G. Simpson and Lenora L. Simpson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff R. Richardson, Jr. and Joseph A. McCullough

(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

Two Thousand and No/100 (\$2,000.00)

Dollars (\$ 2,000.00 ) due and payable

upon the payment in full of the second mortgage given by the makers to the Blue Ridge Production Credit Association in the amount of \$2,000.00, bearing date February 20, 1971.

with interest thereon from date at the rate of 7% per centum per annum, to be paid:

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: Jeff R. Richardson, Jr. and Joseph A. McCullough, their heirs and assigns, forever:

ALL that piece, parcel and tract of land with all buildings and improvements thereon including dwelling, barns, well, and fencing on a tract of land containing 52.2 acres, more or less located on the Southwest side of Dunklin Bridge Road in the County of Greenville, State of South Carolina being shown more particularly on plat of property of Howard A. Vreeland made by C. O. Riddle in January, 1971, reference to said plat being herewith made for a more complete description of the property conveyed herein.

The property conveyed by this mortgage is the same conveyed to the Mortgagor by deed of Howard A. Vreeland of even date herewith and to be recorded on this date.

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.