

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 13 2 48 PM 1962
GREENVILLE CO. S. C.

OLLIE FAHNEWORTH
R. M. C.

WHEREAS, I, James Neves

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Citizens Bank

(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 Hundred - - - - - Dollars (\$1,100.00) due and payable

One year after date

Dollars (\$1,100.00) due and payable

with interest thereon from date at the rate of 6 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, Fairview Township, and containing 34.12 acres, more or less, with the following metes and bounds, to-wit: Beginning at an iron pin on the East side of the Neely Ferry Road, joint corner with lands of Stewart, running thence N. 74 E. 17.80 to a stone; thence S. 21-30 E. 2.95 to a stone in or near branch; thence N. 74 E. 8.15 to an iron pin, corner of lands formerly owned by W. H. Bolt, now owned by the mortgagor; thence S. 35-15 E. 11.70 to an iron pin on line of land formerly owned by Frank Brashier, now Woods; thence with the line of the land formerly owned by the said Frank G. Brashier S. 75 1/2 W. 28.30 to an iron pin; thence N. 21 1/2 W. 1.81 to an iron pin; thence S. 74 1/2 W. 5.85 to an iron pin in the East side of said public road; thence with said road N. 21 1/2 W. 11.99 to an iron pin, the point of beginning, and bounded by the Neely Ferry Road, Stewart lands, other land of the mortgagor and lands formerly owned by Frank G. Brashier.

Being the same tract of land conveyed to the mortgagor by deed of A. O. Neves on the 29th day of March 1948, of record in the R M C Office for Greenville County, S. C., in Deed Book 341, Page 217.

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.