

DEC 30 9 59 AM 1965

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH

BOOK 1018 PAGE 217

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE**

**To All Whom These Presents May Concern:**

**Whereas:** I, Jack S. Todd,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 TWO THOUSAND FOUR HUNDRED and NO/100-----

----- Dollars (\$2,400.00 ) due and payable one year after date,

with interest thereon from date at the rate of six 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, in Fairview Township, containing 30.40 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint corner of property now or formerly belonging to Coble and Leake and running thence N. 47 W. 2136 feet; thence N. 80-35 E. 1578 feet crossing creek; thence S. 0-05 E. 1702 feet to the beginning corner, and being triangular in shape and bounded by property now or formerly of Coble Estate, S. L. Leake, and George Stone.

ALSO: All my right, title and interest in and to a right-of-way or roadway allowing egress and ingress in and to the described lands over properties of George W. Stone. Such right or privilege being the same as conveyed by George W. Stone in right-of-way recorded in Deed Volume 523 at Page 453.

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.

2232

*Peoples National Bank*  
PAID IN FULL, DATE 11/8/68

*Successor to* The Farmers Bank of Simpsonville  
Simpsonville, S. C.

Per D. L. Bramlett, Jr. authorized signature  
President

Witness Jo Ann G. Hamby  
Ann H. Hughes

SATISFIED AND CANCELLED OF RECORD

7 DAY OF March 1969  
Ollie Farnsworth

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

AT 9:00 O'CLOCK A. M. NO. 21056