

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

800 1022 PAGE 179

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Wilton C. Brooks, Jr. and Ann B. Brooks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 One Thousand and No/100-----

Dollars (\$ 1,000.00) due and payable

One Year from Date

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Quarterly-From 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

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the subdivison known as Beechwood Hills being a portion of Lot # 3 as shown by plat prepared by C. O. Riddle, entitled Map of Beechwood Hills, dated November, 1958, revised January 6, 1966, and having, according to said revision the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Beechwood Drive, North, at the joint corner of Lots Nos. 3 and 4 and running thence with the western side of said road S. 30-58 E. 62.5 feet passing over iron pin 7.4 feet back on line; thence a new line through Lot # 3, S. 69-51 W 199 feet to road; thence with road N. 30-56 W. 63 feet to an iron pin at the joint rear corner of Lots 3 & 4; thence with the line of Lot # 4. N. 69-57 E., 199.6 feet to the beginning corner.

Being a portion of the same property conveyed to S. A. Harvin, Jr. by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 760 at page 492 and being the same property conveyed this date by S. A. Harvin, Jr. to Wilton C. Brooks Jr. and Ann C. Brooks.

Together with all and singular rights, members, herditaments, 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 and Satisfied in Full this

the 1 day of November 1967

THE PEOPLES NATIONAL BANK Successor to Farmers Bank

Simpsonville Greenville, South Carolina

D. L. Bramlette Jr. Pres. Cashier

authorized signature

Witness Ann M. Hughes

Elizabeth B. Hughes

SATISFIED AND CANCELED OF RECORD

26 DAY OF Dec. 1967

Ollie Farnsworth

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

AT 10:00 O'CLOCK A. M. NO. 17513