

FILED APR 28 10 55 AM 1935 GREENVILLE, S. C. 1029 PAGE 451

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Kermit G. Shelton

(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 FIVE HUNDRED THIRTY-THREE and NO/100----- Dollars (\$2,533.00) due and payable

at the rate of \$50.00 per month, payments to be applied first to interest, then principal,

with interest thereon from date at the rate of six per centum per annum to be paid: monthly.

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, Greenville Township, on the eastern side of Beatrice Street, near the City of Greenville, being shown as Lot No. 3 on plat of property of Eva Jones made by W. J. Riddle in October, 1945, and recorded in Plat Book Q at Page 37, and being more fully described as follows:

BEGINNING at a stake on the eastern side of Beatrice Street, 240 feet south from Frances Avenue at the corner of Lot No. 2, now or formerly owned by Robert A. Junkin, and running thence with the line of said lot N. 67-48 E. 240.7 feet to a stake at corner of property of George F. Jones; thence with the line of said property, S. 21-55 E. 60 feet to a stake; thence S. 67-48 W. 240.7 feet to a stake on Beatrice Street; thence with the eastern side of Beatrice Street N. 21-55 W. 60 feet to the beginning corner, and being the same property conveyed to mortgagor herein by deed recorded in Deed Volume 586 at Page 271.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 18 PAGE 687

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Sept. 1973
Dannie S. Tankersley
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 12:33 O'CLOCK P. M. NO. 6926