

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1050 PAGE 585

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mildred B. Higgs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Six Hundred Fifty Four and 30/100 --
Dollars (\$ 654.30) due and payable

\$54.53 per month for 12 consecutive months beginning on March 15, 1967

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

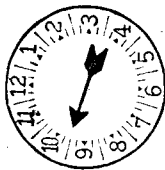
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, lying and being on the southeastern side of Pimlico Road in the City of Greenville, shown as Lot 487 on plat of Section D of Gower Estates made by R. K. Campbell and Webb Surveying & Mapping in May, 1964, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book RR at pages 192 and 193 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pimlico Road at the joint front corner of Lots 486 and 487 and running thence along the line of Lot 486, S. 52-08 E. 156.7 feet to an iron pin; thence S. 36-56 W. 120 feet to an iron pin; thence with the line of Lot 488, N. 49-34 W. 160 feet to an iron pin on the southeastern side of Pimlico Road; thence along Pimlico Road, N. 39-26 E. 70 feet to an iron pin; thence still along Pimlico Road, N. 36-56 E. 42.7 feet to the beginning corner, and being the same property conveyed to mortgagor by Carroll E. Long by deed recorded in the Greenville County R. M. C. Office in Deed Book 806 at page 430 and this instrument is given as a junior lien to mortgage to First Federal Savings & Loan Association recorded in Mortgage Book 1003 at page 569 in the Greenville County R. M. C. Office.

FILED
FEB 23 1967



Mrs. Ollie Farnsworth
R. M. C.

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.